Karen Johnson Davidson County
Batch# 1012607 DEEDWARR
06/08/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20230608-0043718

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $372,000.00

Affiant

Subscribed and sworn to before me, this 6 day of June, 2023.

Notary Public
My commission expires: 12-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aidan Sloppy **Daniel Edward Sloppy**	**Churchill Mortgage Corporation**	**08411003600**
2234 Aubrey Ct	**1749 Mallory lane, Suite 100**	
Nashville, TN 37214	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of the Greener Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aidan Sloppy, a single man and Daniel Edward Sloppy, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 104, on the Map of Maplecrest, of record in Book 1835, Pages 27 & 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of the Greener Family Trust by Quitclaim Deed from Makinzi Greener and Morgan James Greener, wife and husband, dated June 5, 2023, of record in Instrument No. 202306080043717, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erin Dias, Trustee of the Greener Family Trust, and Makinzi Greener and Morgan James Greener, as tenants in common with full rights of survivorship, by Quitclaim Deed from Makinzi Layne Greener (formerly known as Makinzi Layne Butram) and Morgan James Greener, wife and husband, dated February 2, 2023, of record in Instrument No. 20230214-0010610, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Makinzi Layne Butram, unmarried, and Morgan James Greener, unmarried, as tenants in common with right of survivorship, by Warranty Deed from George R Smallwood and Colleen D Smallwood, as Trustees of the TLS Irrevocable Trust, dated September 25, 2020, of record in Instrument No. 20201001-0113777, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Makinzi Layne Butram is now known as and is one and the same as Makinzi Greener.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2234 Aubrey Ct, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 6-6-23
The Greener Family Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Greener Family Trust and that she is authorized by The Greener Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 6 day of June, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 1-17-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Sophia Padgett, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/6/23.

Date

Sophia Padgett

Affiant Signature

6/6/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of June, 2023.

Notary's Signature
My Commission Expires: 4-1-24

Notary's Seal (if on paper)

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY