WARRANTY DEED

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File #23-TLC-0117-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 1047749 DEEDWARR
09/08/2023 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230908-0070713

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Greenberg	**New Owner**	
(NAME)	(NAME)	
11041 Caminito Vista Pacifica		**044-05-0-016.00**
(ADDRESS)	(ADDRESS)	
San Diego, CA 92131		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSH DANGER JOSLIN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK GREENBERG, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Being the Northwesterly part of Lot No. 73 on the unrecorded Plan of Scenic View Subdivision, and being Lot No. "C" on the Map of a resubdivision of Lots 67 to 74, both inclusive, on said plan and described according to a copy of survey thereof, made by James L. Murphy, Surveyor, dated April 21, 1959 as follows:

Beginning at a point in the Northeasterly margin of Havron Avenue at a point 33.34 feet from the dividing line of Lot Nos. 73 and 74, being a corner of Lots C and B in said Resubdivision; thence with said Avenue, North 46 degrees 29 minutes West 66.66 feet to the intersection of said avenue, the Southeasterly margin of a 20 foot dedication for a public walkway; thence along the margin of said walkway, North 43 degrees 59 minutes East 168.9 feet to the common corner of Lot Nos. 56 and 73; thence with the dividing line of said lots, South 46 degrees 01 minutes East 67.06 feet; thence South 43 degrees 49 minutes West 168.16 feet to the beginning.

Tract 2:
Beginning on an iron pin in the Northerly Margin of Havron, or Scenic View Avenue, and on the line between the South Westerly corner of Lot No. 73, and a Twenty Ft. Wide (20 Ft.), Reserved Tract, in a North-Westerly Direction, along the Northerly Margin of Havron, or Scenic View Avenue a distance of Twenty Ft. (20 Ft.) to an Iron Pin on the line between the said Twenty Ft. (20 Ft.) Wide tract and Lot No. 72; thence In a North-Easterly Direction along the line between the Twenty Ft. (20 Ft.) Wide Tract and Lot No. 72, a distance of One Hundred Sixty Eight and Five Tenths Ft. (168.5 Ft.) to an Iron Pin on the line between Lot No. 72 and Lot No. 55, said Iron Pin being in the Center of a Twenty Ft., (20 Ft.) Wide Public Utility Easement; thence in a North-Easterly Direction along the common line a distance of Twenty Ft. (20 Ft.) to an Iron Pin on the center line of the said Twenty Ft. (20 Ft.) Wide Public Utility Easement, and on the line between Lot No. 56, and Lot No. 73; thence In a South-Westerly Direction along the line between the said Twenty Ft. (20 Ft.) Wide Reserved Tract and Lot No. 73, a distance of One Hundred Sixty Eight and Three Tenths Ft. (168.3 Ft.) to an Iron Pin in the South-Westerly Corner of Lot No. 73, and on the Northerly Margin of Havron, or Scenic View Avenue, and the Point of

Beginning, and containing by Plan-O-Meter Calculation, approximately .077 Acres, More or Less.

Being the same property conveyed to Josh Danger Joslin, an unmarried man, by Quitclaim Deed from Tiffany Marie Joslin, an unmarried woman, of record in Instrument No. 20210504-0059370, in the Register's Office of Davidson County, Tennessee, dated April 30, 2021 and recorded on May 04, 2021. Tiffany Marie Joslin is now known as Josh Danger Joslin pursuant to Order No. 20-0946-1, Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson County.

This conveyance is subject to:
*Taxes for the year 2023 and subsequent years.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20180305-0020302.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **117 Scenic View Road, Old Hickory, TN 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 7th day of September, 2023.

Josh Danger Joslin

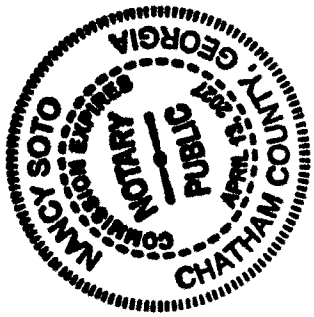
STATE OF Georgia

COUNTY OF Chatham

On this 7th day of September, 2023, before me personally appeared Josh Danger Joslin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of September, 2023.

Notary Signature
My commission expires: April 13, 2027



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Aimee Cain, 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 September 7, 2023.

Date

Aimee Cain

Affiant Signature

September 8, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of September, 2023.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)