This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 5-2384-LV

Karen Johnson Davidson County
Batch# 1072286 DEEDWARR
11/15/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20231115-0089201

STATE OF TENNESSEE
COUNTY OF Hamilton

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of November, 2023.

Notary Public
My Commission Expires: April 27th 2025

INDIA R. HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah C. Gray and Justin Gray 4105 Brush Hill Road Nashville, TN 37216	Community Mortgage LLC DBA Community Advisors 19045 E Valley View Parkway Ste F Independence, MO 64055	061-08-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Greene Investment Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sarah C. Gray and Justin Gray, wife and husband**, hereinafter called the Grantee(s), 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. 3, Block 2 on the Plan of A. J. McGaughey's Second Haysboro Subdivision of record in Plat Book 547, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek T. Greene and Gail M. Greene, husband and wife, joint tenants by Warranty Deed from Joe Marina, a married man of record in Instrument No. 20171117-0118523 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 17, 2017.

Being the same property conveyed to Greene Investment Group, LLC, a Limited Liability Company by Quitclaim Deed from Derek T. Green and wife, Gail M. Greene of record in Instrument No. 20230531-0041053 Register's Office for Davidson County, Tennessee, dated May 31, 2023 and recorded on May 31, 2023.

This is improved property located at: **4109 Brush Hill Road, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2023.

GRANTOR:

Greene Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Derek Greene, Owner

STATE OF TENNESSEE
COUNTY OF Hamilton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derek Greene, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Owner of Greene Investment Group, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of November, 2023.

_____
Notary Public
My Commission expires: April 27th 2025



202311150089201

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/14/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 11/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of November, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

