WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-PA-3519-P

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)
Carrie E. Greening, Edward E. Greening, and Donita M. Greening	**New Owner**	
(NAME)	(NAME)	**161 15 0B 080.00**
3519 Steffisburg Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **DORSEY DAN GRAY, JR. AND MONIKA GRAY, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARRIE E. GREENING, UNMARRIED, AND EDWARD E. GREENING AND DONITA M. GREENING, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being Unit No. 243 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2, a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Dorsey Dan Gray, Jr. and Monika Gray, husband and wife, by Warranty Deed from Britney Claire Jordan and husband, Joseph Keith Jordan, Jr., of record in Instrument No. 20140903-0080503, in the Register's Office of Davidson County, Tennessee, dated August 27, 2014 and recorded on September 03, 2014.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Heights Villas, as recorded in Plat Book 6250, Page(s) 763 and corrected in Book 6749, Page 640.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Commercial Park, Section One, as recorded in Plat Book 6900, Page(s) 806.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary Plat, Hickory Heights, as recorded in Instrument No. 20021107-0137236.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings,

Karen Johnson Davidson County
Batch# 1087184 DEEDWARR
01/02/2024 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240102-0000005

assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RoseMonte Townhomes Condominium of record in Instrument No. 20051117-0138877, as amended in Instrument No. 20070517-0059078 as affected by Assignment of Assessments and Lien Rights recorded in Instrument No. 20181113-0111405; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
*Easement for Grant of Transmission Line, recorded in Book 2400, Page 596.
*Easement for Permanent and Right-of-Way for Street Purposes, recorded in Book 4730, Page 607.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6710, Page 495.
*Easement for Water Distribution Lines & Access Road, recorded in Instrument No. 20020919- 0114212.
*Easement recorded in Instrument No. 20091020-0096978.
*Agreement for Participation in Huntington Park Trunk Sewer as set forth in instrument recorded in Book 6699, Page 752.
*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021104-0134971.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3519 Steffisburg Drive, Nashville, TN 37211**.

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 29th day of December, 2023.

*Dorsey Dan Gray JR by Marisa Gray Attorney-In-Fact
Dorsey Dan Gray, Jr. by Marisa Gray, Attorney-In-Fact

*Monika Gray by Marisa Gray Attorney-In-Fact
Monika Gray by Marisa Gray, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2023, before me personally appeared Marisa Gray, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Dorsey Dan Gray, Jr as his Attorney-In-Fact, and acknowledged that such person (or persons) executed the same as the free act and deed of Dorsey Dan Gray, Jr.

Witness my hand, at office, this 29th day of December, 2023.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2023, before me personally appeared Marisa Gray, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Monika Gray, and acknowledged that such person (or persons) executed the same as the free act and deed of Monika Gray.

Witness my hand, at office, this 29th day of December, 2023.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

True Copy Certification

I, **Pam Autry,** 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 this the 29th day of December, 2023.

Affiant Signature

Date 12/29/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027