This instrument prepared by and after recording return to:

Spencer Fane LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1098689 DEEDWARR
02/07/2024 09:31:30 AM 5 pgs
Fees: $28.00 Taxes: $2,960.00
20240207-0008545

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
James David Petyon and Emily Carson Peyton 415 Church Street, Unit 1415 Nashville, TN 37219	James David Peyton and Emily Carson Peyton 1436 Berea Church Road Lebanon, TN 37087	093-06-1J-077.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **GREGCO, LLC,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and does hereby transfer and convey, unto **JAMES DAVID PEYTON and EMILY CARSON PEYTON,** as husband and wife (collectively, "Grantee"), their heirs and assigns, a certain tract or parcel of improved land lying and being in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD said Property, together with all appurtenances, estates, hereditaments, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property against the lawful claims of all persons whomever.

Kevin A Gregory being one in the same as Kevin Gregory

[Signatures appear on next page]

[Signature page of General Warranty Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 2nd day of February, 2024.

GRANTOR:

GREGCO, LLC, a Tennessee limited liability company

By: _____
Kevin A. Gregory, Member

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **KEVIN GREGORY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **GREGCO, LLC**, a Tennessee limited liability company, the within named bargainer, and that he as such Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Member.

Witness my hand and official seal this 2nd day of February, 2024.

_____
Notary Public

My Commission Expires: 07.24.24

CHRISTINA BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

[Consideration Affidavit of General Warranty Deed]

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, for this transfer is $800,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 2nd day of February, 2024.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

EXHIBIT A

[Legal Description of Property]

The land is described as follows:

Land in Davidson County, Tennessee, being Unit No. 1415, together with the appurtenant interest in the common elements of Viridian, a Condominium, a horizontal property regime established by Master Deed, of record as Instrument No. 20061004-0122833, and addendum of record as Instrument No. 20061004-0122834, and corrected as Instrument No. 20061004-0122836, Register's Office for Davidson County, Tennessee, said Unit being depicted on the condominium plat attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to GREGCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOSEPH K. CRONI, JR. AND STACEY C. CRONIN, CO-TRUSTEE OF THE JOSEPH AND STACEY CRONIN REVOCABLE TRUST DATED THE 24TH DAY OF JUNE 2004, of record as Instrument No. 20210527-0072022, dated May 20, 2021, and corrected as Instrument No. 20240124-0004525, said Register's Office.

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/2/24.

Date

Celia Stewart-Rouse

Affiant Signature

2/2/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2nd day of February, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY