# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1126781 DEEDWARR
04/25/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240425-0029728

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nancy Gregg | Regions Bank d/b/a Regions Mortgage | 169-00-0-003.00 |
| (NAME) | (NAME) | |
| 6524 Edinburgh Drive | P.O. Box 200401 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Florence, SC 29502-0401 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I, **Marion T. Lopez, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy Gregg and Keith Gregg, wife and husband,** 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:

A tract of land in Davidson County, Tennessee, described according to a Survey made June 14, 1948, by Watkins and Murray, Surveyors, as follows:

Beginning at a point 133 feet north of the centerline of Highway No. 100, Lizzie Baltimore's easterly line; thence with said line north 3 degrees 15' east 885.9 feet to the southerly margin of Ridge Road; thence with said road north 54 degrees 15' east 14 feet; thence south 30 degrees east 808.6 feet to a bolt in the centerline of the Old Harding Road; thence south 45 degrees 15' west 200 feet; thence northwestwardly 100 feet; thence southwestwardly 225 feet to the beginning.

Being the same property conveyed to Marion T. Lopez, an unmarried woman, by Warranty Deed dated August 13, 2021, from Nathan T Greer and Angie Greer, husband and wife, of record in Instrument No. 20210819-0112158, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8082 Old Harding Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

**This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Subject to right of way of Ridge Road and Old Harding Road; All matters according to a Survey made June 14, 1948, by Watkins and Murray, Surveyors; all of record in the Register's Office for Davidson County, Tennessee.**

Witness my hand this 23rd day of April, 2024.

Marion T. Lopez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Marion T. Lopez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of April, 2024.

Notary Public _____
My Commission Expires: _____

File No.: 38385

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

## True Copy Certification

I, **Tonya Cherry,** 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 23 day of April, 2024.

Affiant Signature
Date 4-23-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028