WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139046 DEEDWARR
05/24/2024 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20240524-0038671

File #24-TC-0319-P

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Elton Greene and Loralyn Brinn Greene	**Liberty Federal Credit Union**	
(NAME)	(NAME)	**091 15 0 163.00**
319 51st Avenue North	**P.O. Box 5129**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Evansville, IN 47116-5129**	
(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,

AARON SAWYER AND NATALIE SAWYER, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ELTON GREENE AND LORALYN BRINN GREENE, HUSBAND AND WIFE,

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 part of Block 8 on the REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as of record in Plat Book 421, Page 18, Register's Office for said County, described as follows:

Beginning on the Westerly margin of 51st Avenue North, formerly 10th street, at a point 45 feet Northerly from the Northerly margin of Elkins Avenue, formerly 2nd Avenue; thence with the Westerly margin of 51st Avenue North, Northerly 55 feet; thence Westerly parallel with Elkins Avenue, 140 feet to the Easterly margin of an alley; thence with the Easterly margin of said alley, Southerly 55 feet; thence Easterly parallel with Elkins Avenue, 140 feet to the beginning.

Being the same property conveyed to Aaron Sawyer and Natalie Sawyer, Husband and Wife, by Warranty Deed from Build Nashville DB2, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200318-0030167, in the Register's Office of Davidson County, Tennessee, dated March 16, 2020, and recorded on March 18, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as recorded in Plat Book 421, Page(s) 18.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20190828-0086947.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **AARON SAWYER** as Attorney-in-Fact for **NATALIE SAWYER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202405240038670___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **319 51st Avenue North, Nashville, TN 37209**.

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 23rd day of May, 2024.

Aaron Sawyer

Natalie Sawyer by Aaron Sawyer, ATTORNEY-IN-FACT
Natalie Sawyer by Aaron Sawyer, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AARON SAWYER**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **NATALIE SAWYER** , and who acknowledged he/she/they executed the same as the free act and deed of the said **NATALIE SAWYER**.

Witness my hand and official seal this **23rd** day of **May**, **2024**.

Notary Signature
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2024, before me personally appeared Aaron Sawyer, to me known (or proved to me on the basis of satisfactory evidence), 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 23rd day of May, 2024.

Notary Signature
My commission expires:

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

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 May, 2024.

Affiant Signature
Date 5-23-24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

