Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1143930
06/06/2024 10:07:06 AM
Fees: $13.00 Taxes: $2,478.63

Davidson County
DEEDWARR
2 pgs

20240606-0042385

WARRANTY DEED

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATIO... WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-246

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David R. Patterson	New Owner	094 01 0 422.00
(NAME)	(NAME)	
4052 East Mercer Way		
(ADDRESS)	(ADDRESS)	
Mercer Island, WA 98040		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey Ryan Greenberg and Megan Greenberg, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **David R. Patterson, an unmarried man** (the "**Grantee(s)**"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 1/2 of Lot No. 189 on the Plan of EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Westerly half of Lot No. 189 fronts 40 feet on the Northerly side of Long Avenue and runs back between parallel lines with the Easterly margin of 16th Street 150 feet to an alley.

Being the same property conveyed to Jeffrey R. Greenberg and Megan Greenberg, Husband and Wife, by Quitclaim Deed from Jeffrey R. Greenberg, Married, of record in Instrument No. 20230216-0011438, in the Register's Office of Davidson County, Tennessee, dated February 15, 2023 and recorded on February 16, 2023.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1601 Long Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 4th day of June, 2024.

GRANTORS:

Jeffrey Ryan Greenberg

Megan Hall-Greenberg

Megan Greenberg

STATE OF Oregon)

COUNTY OF Multnomah)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jeffrey Ryan Greenberg and Megan Greenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 4 day of June, 2024.

Notary Public

My Commission Expires: June 9, 2025

OFFICIAL SEAL
Randall Dean Evans II
NOTARY PUBLIC - OREGON
COMMISSION NO. 1013148
MY COMMISSION EXPIRES June 9, 2025