Name and Address of New Owner:
John P. Presley and Megan Marie McBride
2001 Sweetbriar Ave.
Nashville, TN 37212

Send Tax Bills To:
Churchill Mortgage Corp.
1749 Mallory Lane Suite 100
Brentwood, TN 3727

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 119-16-0-097-00

Karen Johnson Davidson County
Batch# 1170366 DEEDWARR
08/15/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240815-0062609

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **GRE LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John P. Presley, an unmarried man and Megan Marie McBride, an unmarried woman, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the GRE, LLC of record in Plat Instrument No. 201907230071996, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to GRE, LLC, by Warranty Deed from Christopher Yunker and Mary D. Yunker, husband and wife, recorded June 14, 2018, of record in Instrument No. 20180614-0057455, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of August, 2024.

GRE LLC, a Tennessee Limited Liability Company

By: _____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellara Lowhorn of the state and county mentioned, personally appeared John A. Bell, Jr., Authorized Agent of GRE LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of GRE LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr., Authorized Agent of GRE LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 15th day of August, 2024.

_____
Notary Signature

Printed Name: Dellara Lowhorn

My commission expires: 3/3/25

DELLARA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before ~~me~~ this 6th 15 day of August, 2024.

_____
Notary Signature
My commission ~~expires~~:

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

True Copy Certification

I, **Tammy Carney,** 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 15 day of August, 2024.

Affiant Signature
Date 8/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

