Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3963

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Emily Greer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of September, 2024

Notary Public

Commission Expires: 2-1-27

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1179324 DEEDWARR
09/09/2024 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20240909-0069377

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily Greer and John Greer 220 Springhaven Court Nashville, TN 37221	Alcova Mortgage 308 Market St SE Roanoke, VA 24011	126-16-0A-027.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

James A. Sims, Trustee James A. Sims 2018 Revocable Trust dated December 3, 2018

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN GREER AND EMILY GREER, HUSBAND AND WIFE

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:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1 of record in Plat at Instrument No. 20011026-0117231, 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 James Sims, unmarried by Warranty Deed from Ian M. Lawson and Emma Lawson, husband and wife of record in Instrument No. 20180807-0077778 Register's Office for Davidson County, Tennessee, dated August 06, 2018 and recorded on August 07, 2018. Scrivener's Affidavit recorded as Instrument No. 20180905-0088059 and Instrument No. 20181005-0099078.

Being the same property conveyed to James A. Sims, Trustee James A. Sims 2018 Revocable Trust dated December 3, 2018 by Quitclaim Deed from James Sims, an unmarried man of record in Instrument No. 20181231-0126385 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 31, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 220 Springhaven Court, Nashville, TN 37221

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 we so covenant with the said GRANTEES 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 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.

Dated this the 5 day of September, 2024.

James A. Sims 2018 Revocable Trust dated December 3, 2018

By: James A. Sims as Trustee
James A. Sims, Trustee

STATE OF CALIFORNIA
COUNTY OF VENTURA

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James A. Sims, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The James A. Sims 2018 Revocable Trust dated December 3, 2018, and that as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 5 day of September, 2024.

Notary Signature
My commission expires: 5-26-25

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Ventura)

On 9-5-2024 before me, P. Lucio Jr., Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared JAMES A. SIMS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

P. LUCIO JR.
COMM. # 2359065
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MAY 26, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Tennessee Certification of Electronic Document

I, Sandy Macallum 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 9/6/2024 (date of document).

Affiant Signature

9/6/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

