THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4828
Parcel ID: 061-15-0-212.00

Property Address:
1305 Norvel Avenue, Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1193180 DEEDWARR
10/14/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20241014-0079431

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
UNITED WHOLESALE MTG, LLC
100 SOUTH BLVD EAST
PONTIAC, MI 48341

Name and Address of New Owner:
ALLISON FOELBER
1305 NORVEL AVE
NASHVILLE, TN 37216

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **JOHN M. GREER, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ALLISON FOELBER, a single woman, as sole owner**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 25 and the westerly half of Lot No. 26 on the Map of M.N. Young's Inglewood Annex, a re-subdivision of Lots 1-2-3 and 4 of Williams 31 Acre Tract of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 25 and 26 front together 50 feet on the northerly side of Norvel Avenue, and run back 130 feet, more or less, on the easterly line and 131 feet, more or less, on the westerly line of the northern boundary line of said subdivision, and measures 50 feet thereon.

Being the same property conveyed to JOHN M. GREER, an unmarried man by Deed dated November 5, 2015 from CAROLYN R. GREER, a single person, recorded November 9, 2015, in Instrument Number 20151109-0114111, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 1305 Norvel Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 547, page 197, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

EMILY THOMAS GREER, wife of JOHN M. GREER joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to JOHN M. GREER.

IN TESTIMONY WHEREOF, We have hereunto set our signatures, this 9 day of October, 2024.

JOHN M. GREER

EMILY THOMAS GREER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named JOHN M. GREER and EMILY THOMAS GREER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 9 day of October, 2024.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $640,000.00.

Affiant

SWORN TO and subscribed before me on this 9th day of October, 2024.

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My Commission Expires: 3/3/26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 9. 2024.

Affiant Signature

14th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028