WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193484 DEEDWARR
10/15/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20241015-0079617

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (325,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-Oct-24

(AFFIX SEAL)

SHAWN STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

24NT01116

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Moss Green Investments, LLC (NAME)	**NEW OWNER** (NAME)	**103 02 0 076.00**
145 THISTLE LANE HERMITAGE, TN 37076 (ADDRESS)	**145 THISTLE LANE HERMITAGE, TN 37076** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of October, 2024, the undersigned, **WILLIAM OTIS GREENE, IV, AN UNMARRIED MAN AKA WILLIAM GREENE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MOSS GREEN INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **202 ORLANDO AVENUE, NASHVILLE, TN 37209** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of The Division of Two Parts of Lot No. 25 in the Subdivision of The C.C. VERNON FARM of record in Plat Book 1130, Page 57, 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 William Greene, an unmarried man, by Warranty Deed from Rhonda White, unmarried, of record in Instrument No. 20151005-0101374, in the Register's Office of Davidson County, Tennessee, dated September 30, 2015, and recorded on October 05, 2015.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of October, 2024.

GRANTOR: WILLIAM OTIS GREENE IV

William Otis Greene IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **WILLIAM OTIS GREENE IV**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 10th day of October, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Barton 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 10/10/2024 (date of document).

Summer Barton
Affiant Signature

10-14-2024
Date

State of Tennessee
County of Davidson

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

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVID