WARRANTY DEED

Karen Johnson Davidson County
Batch# 1205646 DEEDWARR
11/15/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20241115-0089244

File No. DH-24-6633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Return to and **THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marian Andreescu	Robert Green	
(NAME)	(NAME)	
124 S. 17th Street	1818 Lebanon Pike	095 09 0 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert Green, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marian Andreescu, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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 part of Lot No. 1 in the subdivision of Lot 3 of the Old Corley Lands, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, March 23, 1938, as follows:

Beginning at a point in the center of Lebanon Pike, the southwestern corner of the Fred Byrum tract; thence North 49 degrees 3 minutes West, passing Fred Byrum's northeast corner and Mrs. Lillian Gibson's southeast corner, 555 feet, more or less, to a stake in a fence, Mrs. Lillian Gibson's northeast corner; thence North 10 3/4 degrees West, with a fence, 260 feet, to a stake; thence South 44 degrees 15 minutes East, 763 feet, to a point in the center of Lebanon Pike; thence South 42 degrees West, with the center line of said pike, 100 feet, to the point of beginning.

INCLUDED in the above-described property but specifically EXCLUDED therefrom is the following parcel:

Beginning at the point of intersection of the Northwest Margin of Lebanon Road (State Route 24) and the Northeast boundary of the Neil King Simpson property; thence along the said Northeast boundary, North 47 degrees 43 minutes West, 9 feet, more or less, to a point; thence North 42 degrees 46 minutes 40 seconds East 101 feet, more or less, to a point; thence South 43 degrees 28 minutes East, 9 feet, more or less, to a point in the said Northwest margin; thence along the said Northwest margin, Southwestwardly, 100 feet, more or less, to the point of beginning and containing 925 square feet, more or less.

Being the same property conveyed to Robert J. Green and wife, Mary Ann Green by Warranty Deed from Allie T. Green, now known as Allie T. Denton and husband James R. Denton of record in Book 8047, page 72, Register's

Office for Davidson County, Tennessee, dated February 15, 1990 and recorded on February 16, 1990.

Being the same property conveyed to Mary Ann Green by Quitclaim Deed from Robert J. Green of record in Book 9936, page 426, Register's Office for Davidson County, Tennessee, dated January 30, 1996 and recorded on February 2, 1996.

Being the same property conveyed to Robert J. Green (one-half interest) by Quitclaim Deed from Mary Ann Green of record in Instrument No. 20041101-0130771 Register's Office for Davidson County, Tennessee, dated August 22, 2003 and recorded on November 1, 2004.

Being the same property conveyed to Robert J. Green, unmarried by Quitclaim Deed from April Candace Smith, Alexandra Green and Autumn Green, heirs at law by intesacy of the decedent, Mary Ann Green of record in Instrument No. 20151221-0128205 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 21, 2015.

Grantor, Robert Green, a/k/a Bobby Joe Green, a/k/a Bobby J. Green, a/k/a Bobbie Joe Green, reserves a life estate in and to said property for and during his natural life, with the remainder at the earlier of his death or abandonment of the property for more than sixty (60) consecutive days to the Grantees herein named, to share and share alike in subject property.

This is property more commonly known as 1818 Lebanon Pike, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 14 day of November, 2024.

Robert Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of November, 2024, before me personally appeared Robert Green, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of Novmeber, 2024.

Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 14, 2024**.

Date

D Hardwick

Affiant Signature

November 15, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026