Karen Johnson Davidson County
Batch# 1221909 DEEDWARR
12/31/2024 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20241231-0101400

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

File No. EM-24-8338

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

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
Matthew Andrew Gromen and Jordan Elise Gromen	New Owner	
(NAME)	(NAME)	084-05-0B-009.00-CO
3107 Morning Stroll Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Julie Barbara Kohner and Stephen Scott Greenberg, Trustees of Kohner Greenberg Family Trust dated July 8, 1997, as amended and restated November 5, 2016, and restated again on April 13th, 2023as further amended and restated on April 13, 2023, as a Tennessee Community Property Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Andrew Gromen and Jordan Elise Gromen, husband and wife**, 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 Unit No. 9 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160707-0069540, as Amended in Instrument No. 20161020-0110945 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 Stephen Scott Greenberg and Julie Barbara Kohner, husband and wife by Warranty Deed from East Greenway Park, LLC of record in Instrument No. 20210803-0103904 Register's Office for Davidson County, Tennessee, dated July 29, 2021 and recorded on August 03, 2021.

Being the same property conveyed to Stephen Scott Greenberg and Julie Barbara Kohner Trustees of the Kohner Greenberg Family Trust dated November 5, 2016 by Quitclaim Deed from Stephen Scott Greenberg and Julie Barbara Kohner, husband and wife of record in Instrument No. 20210811-0108089 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 11, 2021.

Being the same property conveyed to Kohner Greenberg Family Trust dated July 8, 1997, as amended and restated November 5, 2016, and as further amended and restated on April 13, 2023, as a Tennessee Community Property Trust by Quitclaim Deed from Stephen Scott Greenberg and Julie Barbara Kohner Trustees of the Kohner Greenberg Family Trust dated November 5, 2016, being one and the same entity as the Kohner Greenberg family Trust

dated July 8, 1997, and amended and restated on November 5, 2016 of record in Instrument No. 20230414-0027582 Register's Office for Davidson County, Tennessee, dated April 13, 2023 and recorded on April 14, 2023.

This is property more commonly known as 3107 Morning Stroll Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 30th day of December, 2024.

Kohner Greenberg Family Trust dated July 8, 1997, as amended and restated November 5, 2016, and restated again on April 13th, 2023as further amended and restated on April 13, 2023, as a Tennessee Community Property Trust

By: _____
Julie Barbara Kohner, Trustee

By: _____
Stephen Scott Greenberg, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2024, before me personally appeared Julie Barbara Kohner and Stephen Scott Greenberg, Trustees of Kohner Greenberg Family Trust dated July 8, 1997, as amended and restated November 5, 2016, and restated again on April 13th, 2023 as further amended and restated on April 13, 2023, as a Tennessee Community Property Trust, 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 30th day of December, 2024.

_____
Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 December 30, 2024.

Signature
Date: December 30, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30th day of December, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025