This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-5053-TM

Karen Johnson Davidson County
Batch# 1232934 DEEDWARR
02/03/2025 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20250203-0007934

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $599,900.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2025.

Notary Public
My Commission Expires: 5/23/28

CELESTINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES MAY 23, 2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Howard Greene and Juliet Greene 2670 Miami Avenue Nashville, TN 37214	New Owner	052 09 0 175.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, A&G Construction, Inc., a Tennessee Corporation (individually and/or collectively, "Grantor"), transfer and convey unto Howard Greene, and unmarried man, and Juliet Greene, an unmarried woman, as joint tenants with right of survivorship (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in the 15th Councilmanic District of Davidson County, Tennessee and located on the South margin of Miami Avenue, East of Wooddale Lane, being Lot 66 on the plan of WOODALE GROVE ANNEX, of record in Plat Book 547, Pages 109 and 110, in the Register's Office for Davidson County, Tennessee (RODCT), this tract is Parcel 175.00, as shown on Davidson County Tax Map 052-09, belonging to Allen, as evidenced in Instrument 20180504-0042596, (RODCT), being more particularly described as follows:

Beginning at an iron pin capped PGW 1941 and located on the South margin of Miami Avenue, said iron pin being located 1,690 feet, more or less. Easterly from the East margin of Wooddale Lane, said iron pin being the Northeast corner of Parcel 176.00, as shown on Map 052-09, belonging to Allen, as evidenced in Instrument 20180504-0042596, (RODCT), said iron pin being the Northwest corner of the property herein described, and said iron pin being located at Tennessee State Plane Coordinates, North 695,810.81 feet, East 1,760,228.87 feet, thence:

1) With the South margin of Miami Avenue and with the North line of the property herein described, North 50 degrees 36 minutes 21 seconds East, a distance of 50.08 feet to an iron pin capped PGW 1941, said iron pin being the Northwest corner of Parcel 174.00, as shown on Map 052-09, belonging to Voan, as evidenced in Deed Book 11517, Page 261, (RODCT), and said iron pin being located on the Northeast corner of the property herein described, thence;

2) Leaving said margin and with the common line of said Parcel 174.00 and the property herein described, South 38 degrees 45 minutes 29 seconds East a distance of 115.89 feet to an iron pin capped PGW 1941, said iron pin being the Southwest corner of said Parcel 174.00, said iron pin being located on the North line of Parcel 236.00CO. As shown on Map 152-13 B, belonging to River Glen Homeowners Association, as evidenced in Instrument 20041217-0150273, (RODCT), and said iron pin being the Southeast corner of the property herein described, thence;

3) Leaving the East line of said Parcel 174.00, with the North line of said Parcel 236.00CO, and with the South line of the property herein described, South 50 degrees 04 minutes 05 seconds West. A distance of 50.01 feet to an iron pin capped PGW 1941, said iron pin being the Southeast corner of said Parcel 176.00, and said iron pin being the Southwest corner of the property herein described, thence;

4) With the common line of said Parcel 176.00 and the property herein described, North 38 degrees 47 minutes 38 seconds West, a distance of 116.36 feet to an iron pin, the beginning, containing 0.1333 acres or 5,810 square feet more or less, according to a survey by Jesse E. Walker, RLS dated March 04, 2020.

Being the same property conveyed to A&G Construction Inc., a Tennessee Corporation, by Warranty Deed from Eric S. Shreve, of record in Instrument No. 20230131-0007098, in the Register's Office of Davidson County, Tennessee, dated January 13, 2023 and recorded on January 31, 2023.

Being the same property conveyed to Eric S. Shreve, by Quitclaim Deed from SSI Properties, Inc., a California Corporation, of record in Instrument No. 20200903-0100870, in the Register's Office of Davidson County, Tennessee, dated September 01, 2020 and recorded on September 03, 2020.

Being the same property conveyed to SSI Properties, Inc., a California Corporation, by Warranty Deed from Jim E. Allen, Jr., married, of record in Instrument No. 20200317-0029419, in the Register's Office of Davidson County, Tennessee, dated March 12, 2020 and recorded on March 17, 2020.

This is improved property located at: **2670 Miami Avenue, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2025.

GRANTOR:

A&G Construction, Inc., a Tennessee Corporation

By: _____
Juan Guillermo Duarte Corral, Project Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared A&G Construction, Inc., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

202502030007934

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 Jan 31, 2025 (date of document)

Regina Sullo
Affiant Signature

February 3, 2025
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 3rd day of February, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

