WARRANTY DEED

B-ELAM-25-3055

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1238177
02/18/2025 02 52 25 PM
Fees $13 00 Taxes $1,524 40

Davidson County
DEEDWARR
2 pgs

20250218-0011880

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Abigail Josephine Greene and Gabriel Greene	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**096 14 0 230 00**
3055 Boulder Park Drive	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLACK LION ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABIGAIL JOSEPHINE GREENE AND GABRIEL GREENE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 46 on the Map of HICKORY BEND, SECTION 3, as of record in Plat Book 3600, Page 42, Register's Office for Davidson County, Tennessee

Said Lot No 46 fronts 75 0 feet on the Southerly side of Boulder Park Drive and extends back between lines 141 7 feet on the East line and 152 5 feet on the West line to a dead line in the rear on which it measures 75 77 feet

Being the same property conveyed to Black Lion Enterprises LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dana Lynn Cantrell, Personal Representative of Estate of Richard Kaniewski, of record in Instrument No 20240627-0048243, in the Register's Office of Davidson County, Tennessee, dated June 25, 2024 and recorded on June 27, 2024

Being the same property conveyed to W G Traber, by Deed from Reba Duke Cantrell and also further conveyed from W G. Traber, Trustee, to Richard Kaniewski and wife, Reba Duke Kaniewski, of record in Book 4117, Page 190, in the Register's Office of Davidson County, Tennessee, dated April 03, 1967, and recorded on April 04, 1967 The said Reba Duke Kaniewski died on November 05, 2008, leaving Richard Kaniewski as surviving Tenant by the Entirety Richard Kaniewski died testate on July 16, 2015, and his Last Will and Testament was admitted to Probate in the Davidson County Seventh Circuit Court, Case No 15P1542 Dana Lynn Cantrell executes this instrument as the Personal Representative of the Estate of Richard William Kaniewski pursuant to that certain Order Granting Motion to Approve the Sale of Real Property, filed of record on June 14, 2024 in the Davidson County Seventh Circuit Court

Being the same property conveyed to Reba Duke Cantrell, a widow, by Warranty Deed from Fletcher L Ward and wife, Edna Earl Ward, of record in Book 4061, Page 756, in the Register's Office of Davidson County, Tennessee, dated September 22, 1966, and recorded on September 26, 1966

This conveyance is subject to
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY BEND, SECTION 3, as recorded in Plat Book 3600, Page(s) 42
- Covenants, Conditions and Restrictions as set forth in Outline of Restrictive Covenants recorded in Book 3642, Page 478
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3055 Boulder Park Drive, Nashville, Tennessee 37214**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12 DAY OF FEBRUARY, 2025

Black Lion Enterprises, LLC

BY _____
Michael Gene Rogers
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL GENE ROGERS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BLACK LION ENTERPRISES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 12th of February, 2025

_____
Notary Public
My Commission Expires: 03/16/2026
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212