Karen Johnson Davidson County
Batch# 1242313 DEEDWARR
03/03/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250303-0015288

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cyrus Dion Greene and Donnie Louis Greene	United Wholesale Mortgage, LLC	Map: 11905033800
(NAME) 227 Joyner Ave.	(NAME) PO Box 650530	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Dallas, TX 75265-0530	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS ($390,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANA D. COLLIER, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CYRUS DION GREENE, A MARRIED MAN, AND DONNIE LOUIS GREENE, A MARRIED MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 17, on the Plan of Julia A. Joiner Lot, of record in Plat Book 2, Page 122, 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 Dana D. Collier, married, by deed from Amalfi Renovation & Design, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180608-0055190, dated June 4, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2, Page 122, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 227 Joyner Ave., Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 27th day of February, 2025.

Dana D. Collier

STATE OF FLORIDA
COUNTY OF ~~NAPLES~~ Collier NT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana D. Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of February, 2025.

My Commission Expires: 3-15-25

Notary Public

Notary Public State of Florida
Nequra Perdue
My Commission HH 104700
Expires 03/15/2025

Davidson **County Register of Deeds**

I, Tammy E. Hatch, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/27/2025 (date of document).

Affiant Signature

Date: 02/28/2025

State of TN

County of Lincoln

Sworn to and subscribed before me this 28th day of Feb, 2025.

MY COMMISSION EXPIRES: 02/03/2026

Notary's Seal (if on paper)

2/3/26

LINDSEY BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
LINCOLN COUNTY