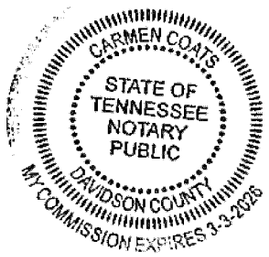
Karen Johnson Davidson County
Batch# 1252521 DEEDWARR
03/27/2025 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20250327-0022936

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2025.

Carmen Coats
Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Green Hills Investors	Green Hills Investors	146-06-0-028.00
944 Main Street	944 Main Street	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER JO MCLELLAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREEN HILLS INVESTORS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 18 on the Plan of Fieldcrest Estates of record in Plat Book 2331, Page 124, 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 Fred D. Bryan and wife, Frances T. Bryan by Warranty Deed from Ray T. Friend and wife, Janeth D. Friend of record in Book 3831, page 46, Register's Office for Davidson County, Tennessee, dated November 02, 1964 and recorded on November 02, 1964.

Being the same property conveyed to Felix Bryan, Trustee of the FDB Preservation Trust under agreement dated September 12, 2014, and his successors in trust by Quitclaim Deed from Fred D. Bryan of record in Instrument No. 20150716-0069551 Register's Office for Davidson County, Tennessee, dated July 15, 2015 and recorded on July 16, 2015. Affidavit of Heirship of record in Instrument No. 20240326-0021040. Frances T. Bryan aka Frances Travis Bryan died on or about August 17, 2021.

Being the same property conveyed to Jennifer Jo McLellan by Warranty Deed from Felix Bryan, Margaret Bryan Hakimian, and Mary Bryan Fortin, the Heirs-at-Law of Fred D. Bryan (the said Felix Bryan being formerly known as Felix Bryan, Trustee of the FDB Preservation Trust) of record in Instrument No. 20240326-0021043 Register's Office for Davidson County, Tennessee, dated March 25, 2024 and recorded on March 26, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 838 Brentview Drive, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of March, 2025.

Jennifer Jo McLellan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Jo McLellan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of March, 2025.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 26. 2025.

Affiant Signature

27th day of March, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

