THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450561

Karen Johnson
Batch # 1263333
04/23/2025 09 15 49 AM
Fees $13 00 Taxes $2,460 50

Davidson County
DEEDWARR
2 pgs

20250423-0031046

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $665,000 00

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 22nd day of April, 2025

Tracy Perry
Notary Public
My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Steven L. Greene and Joy T Greene 126 C Woodmont Blvd. Nashville, TN 37205	NEW OWNER	Tax Parcel ID No 116-03-0D-004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann McBurney Neely, Trustee of The Ann McBurney Neely Revocable Trust dated September 28, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven L. Greene and Joy T. Greene, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Unit "C" , on the Plan of 126 Woodmont Condominium, of record in Plat Book 5800, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 126 Woodmont Townhouses Condominiums , a horizontal property regime established by Master Deed of record in Book 5999, page 8, Register's Office .

Being the same property conveyed to ANN M NEELY, by deed from MICHAEL W KITZMILLER AND SPOUSE, JAMIE KITZMILLER, of record in Book 9481, page 662, dated September 30, 1994, said Register's Office.

ANN M NEELY conveyed to ANN MCBURNEY NEELY, TRUSTEE OF THE ANN MCBURNEY NEELY REVOCABLE TRUST DATED SEPTEMBER 28, 2022, by quitclaim deed of record in Instrument No. 20221007-0110758, dated September 28, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 116-03-0D-004.00 CO.

Matters shown on the Plan of record in Plat Book 5800, page 147, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5999, page 8, said Register's Office.

This is improved property located at 126 C Woodmont Boulevard Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 22nd day of April, 2025

The Ann McBurney Neely Revocable Trust dated September 28, 2022

Ann McBurney Neely

By. Ann McBurney Neely, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann McBurney Neely, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Ann McBurney Neely Revocable Trust dated September 28, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 22nd day of April, 2025.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026