BOX 10-A

WARRANTY DEED

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Raygan Marie Greer	Newrez, LLC	
(NAME)	(NAME)	
401 Bowling Avenue #70	P O Box 7050	104-13-0A-043 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Troy, MI 48007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUE A. GREER AND VIRGINIA DODGE FIELDER, AS CO-TRUSTEES OF THE 401 BOWLING UNIT 70 LIVING TRUST OF SUE A. GREER AND VIRGINIA DODGE FIELDER U/A/D NOVEMBER 4, 2021**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYGAN MARIE GREER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

The land with all the buildings and improvements thereon, said premises being further described as follows: Being Building Site No. 43 (also designated as Unit #70), as shown on the map entitled the plan of Richmeade Place, Section Two, of record in Book 4955, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made more complete and accurate legal description.

Being the same property conveyed to Virginia Dodge Fielder, an unmarried woman, and Sue A. Greer, an unmarried woman, as tenants in common, by Warranty Deed from Joshua Bleidt, an unmarried man, of record in Instrument No. 20180417-0036040 Register's Office for Davidson County, Tennessee, dated April 13, 2018.

Being the same property conveyed to Virginia Dodge Fielder and Sue A. Greer, as Co-Trustees of the 401 Bowling Unit 70 Living Trust of Sue A. Greer and Virginia Dodge Fielder by Quitclaim Deed from Virginia Dodge Fielder, an unmarried woman, and Sue A. Greer, an unmarried woman, as tenants in common, of record in Instrument No. 20211112-0150951 Register's Office for Davidson County, Tennessee, dated November 04, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch # 1267314 DEEDWARR
05/01/2025 10 45 54 AM 4 pgs
Fees $23 00 Taxes $2,368 00

20250501-0033660

CH2025-304

unimproved
This is improved x property, known as 401 Bowling Avenue #70, Nashville, TN 37205
(House Number) (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 my hand this 29th day of April, 2025

401 BOWLING UNIT 70 LIVING TRUST OF SUE A. GREER AND VIRGINIA DODGE FIELDER U/A/D NOVEMBER 4, 2021

BY: _____
SUE A. GREER, CO-TRUSTEE

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public, Sue A. Greer 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 Co-Trustee of the 401 Bowling Unit 70 Living Trust of Sue A. Greer and Virginia Dodge Fielder, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust.

Witness my hand and official seal this _____ day of _____, 2025.

Commission expires.

_____
Notary Public

SEE ATTACHED CALIF. ACKNOWLEDGMENT

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of RIVERSIDE

On APRIL 29, 2025 (Date) before me, DAVID M. PARKER, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared SUE A. GREER (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

DAVID M PARKER
COMM. #2366107
Notary Public - California
Riverside County
My Comm Expires July 17, 2025

NRO1 NRO1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document WARRANTY DEED

Document Date 4-29-2025 Number of Pages 2

Signer(s) Other Than Named Above ~~N/A~~ VIRGINIA D. FIELDER (NOT PRESENT) Dy.

Capacity(ies) Claimed by Signer(s)

Signer's Name SUE	Signer's Name
☐ Corporate Officer – Title(s)	☐ Corporate Officer – Title(s)
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer is Representing S. GREER & V.D. FIELDER LIVING TRUST, DTD. 11-4-2021	Signer is Representing

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Witness my hand this 30th day of April, 2025

401 BOWLING UNIT 70 LIVING TRUST OF SUE A GREER AND VIRGINIA DODGE FIELDER U/A/D NOVEMBER 4, 2021

BY * Virginia Dodge Fielder

VIRGINIA DODGE FIELDER, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Virginia Dodge Fielder 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 Co-Trustee of the 401 Bowling Unit 70 Living Trust of Sue A. Greer, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Co-Trustee of said Trust

Witness my hand and official seal this 30th day of April, 2025

Commission expires

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public