2025-1558-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1276007 DEEDWARR
05/21/2025 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250521-0039958

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$350,000.00.

Affiant

Subscribed and sworn to before me this 20 day of May, 2025

Notary Public
My Commission expires: 0
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Claire Albertson	FirstBank	097-02-0A-644-00
2922 Treloar Way	722 Columbia Avenue	
Nashville, TN 37076	Franklin, TN 37064	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shelley Greene, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Claire Albertson, a single woman,**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 644 on the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shelley Greene, an unmarried woman, by Warranty Deed, from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation dated May 31, 2017 and recorded June 5, 2017 at Instrument Number 20170605-0055645 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2922 Treloar Way, Nashville, TN 37076.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 20th day of May, 2025.

Shelley Greene

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shelley Greene,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 20th day of May, 2025.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Tammy Carney,** 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 this the 20 day of May, 2025.

Affiant Signature
Date 5.20.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

