This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1280189 DEEDWARR
06/02/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,920.30
20250602-0043039

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $519,000.00

Elizabeth J Beeves
Affiant Signature

Subscribed and sworn to before me on this the 30th Day of May 2025

Notary Public
My Commission expires 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Cody S. Greene

106 Lorraine Ave
Nashville, TN 37207

SEND TAX BILLS TO:
Cody S. Greene

106 Lorraine Ave
Nashville, TN 37207

MAP AND PARCEL NUMBER: 06016002000

WARRANTY DEED
25NT00515

Effective the 30th Day of May, 2025, and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Stephen C. Carey and Victoria M. Carey, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Cody Steele Greene, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Capitol View Subdivision, of record in Plat Book 974, Pages 52 and 53, said Register's Office for said County.

Said Lot No. 17 fronts 75 feet on the Southerly margin of Lorraine Avenue and extends back 191.8 feet on the Easterly line and 190.8 feet on the Westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Stephen C. Carey and Victoria M. Carey, husband and wife from Josiah Trandahl and Madelyn Trandahl, husband and wife, by Warranty Deed dated 07/11/2018 and recorded 07/13/2018 in Instrument No. 20180713-0068211, Register's Office of said County.

This is an improved property commonly known as: 106 Lorraine Ave, Nashville, TN 37207

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 30 day of May, 2025

Stephen C. Carey

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephen C. Carey**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 03 / 09 / 2027.

Victoria M. Carey

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Victoria M. Carey**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public
My Commission expires: 03 09 / 2027

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 30, 2025.

J. Carlton Drumwright

May 30, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 30, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY