RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1284212 DEEDQC
06/13/2025 11:20:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250613-0046061

25009184

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Howard E. Greene, IV 2670 Miami Avenue Nashville, TN 37214	Howard E. Greene, IV 2670 Miami Avenue Nashville, TN 37214	Map/Parcel: 052 09 0 175.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Howard Greene and Juliet Greene, a married couple, who acquired title as unmarried individuals, as joint tenants with right of survivorship by these presents do hereby quitclaim and convey unto the said Howard E. Greene, IV, an unmarried man, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer title.

This is unimproved ( ) property known as 2670 Miami Avenue, Nashville, TN 37214
Improved (✓)

Whenever 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 hand this 14 day of May, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Howard Greene

Juliet Greene

ACKNOWLEDGMENT

STATE OF MI)
ss
COUNTY OF Benzie)

Personally appeared before me, Mishelle L Vos, a Notary Public in and for said County and State, Howard Greene and Juliet Greene the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____
this 14 day of May, A.D., 2025.

NOTARY STAMP/SEAL

MISHELLE L VOS
Notary Public - State of Michigan
County of Grand Traverse
My Commission Expires Jun 6, 2027
Acting in the County of Benzie

Mishelle L Vos
NOTARY PUBLIC
Notary Commission Expires: 6-6-27

AFFIDAVIT OF VALUE

See attached

STATE OF _____)
ss
COUNTY OF _____)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (4).

Subscribed and sworn to before me this the _____ day of _____, 20_____.

(Affix Seal)

_____
Affiant

_____
Notary Public

My Commission Expires: _____

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ Michigan (KT)
COUNTY OF Benzie

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 9th day of June, 2025.

Notary Public

My Commission Expires: 3.23.2027

KERRY C TURNER
Notary Public - State of Michigan
County of Benzie
My Commission Expires Mar 23, 2027
Acting in the County of Benzie

VALUE AFFIDAVIT

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF Benzie

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this 9th day of June, 2025.

Notary Public

My Commission Expires: 3.23.2027

KERRY C TURNER
Notary Public - State of Michigan
County of Benzie
My Commission Expires Mar 23, 2027
Acting in the County of Benzie

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND IN THE 15TH COUNCILMAN IC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND LOCATED ON THE SOUTH MARGIN OF MIAMI AVENUE, EAST OF WOODDALE LANE, BEING LOT 66 ON THE PLAN OF WOODDALE GROVE ANNEX, OF RECORD IN PLAT BOOK 547, PAGES 109 AND 110, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (RODCT), THIS TRACT IS PARCEL 175.00, AS SHOWN ON DAVIDSON COUNTY TAX MAP 052-09, BELONGING TO ALLEN, AS EVIDENCED IN INSTRUMENT 20180504-0042596. (RODCT), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CAPPED PGW 1941 AND LOCATED ON THE SOUTH MARGIN OF MIAMI AVENUE, SAID IRON PIN BEING LOCATED 1,690 FEET, MORE OR LESS. EASTERLY FROM THE EAST MARGIN OF WOODDALE LANE, SAID IRON PIN BEING THE NORTHEAST CORNER OF PARCEL 176.00, AS SHOWN ON MAP 052-09, BELONGING TO ALLEN, AS EVIDENCED IN INSTRUMENT 20180504-0042596, (RODCT), SAID IRON PIN BEING THE NORTHWEST CORNER OF TILE PROPERTY HEREIN DESCRIBED, AND SAID IRON PIN BEING LOCATED AT TENNESSEE STATE PLANE COORDINATES, NORTH 695,810.81 FEET, EAST 1,760,228.87 FEET, THENCE:

1) WITH THE SOUTH MARGIN OF MIAMI AVENUE AND WITH THE NORTH LINE OF THE PROPERTY HEREIN DESCRIBED, NORTH 50 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF 50.08 FEET TO AN IRON PIN CAPPED PGW 1941, SAID IRON PIN BEING THE NORTHWEST CORNER OF PARCEL 174.00, AS SHOWN ON MAP 052-09, BELONGING TO VOAN, AS EVIDENCED IN DEED BOOK 11517, PACE 261, (RODCT), AND SAID IRON PIN BEING LOCATED ON TILE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE;

2) LEAVING SAID MARGIN AND WITH THE COMMON LINE OF SAID PARCEL 174.00 AND THE PROPERTY HEREIN DESCRIBED, SOUTH 38 DEGREES 45 MINUTES 29 SECONDS EAST A DISTANCE OF 115.89 FEET TO AN IRON PIN CAPPED PGW 1941, SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID PARCEL 174.00, SAID IRON PIN BEING LOCATED ON THE NORTH LINE OF PARCEL 236.0000. AS SHOWN ON MAP 152-13 B, BELONGING TO RIVER GLEN HOMEOWNERS ASSOCIATION, AS EVIDENCED IN INSTRUMENT 20041217-0150273, (RODCT), AND SAID IRON PIN BEING THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE;

3) LEAVING THE EAST LINE OF SAID PARCEL 174.00, WITH THE NORTH LINE OF SAID PARCEL 236.0000, AND WITH THE SOUTH LINE OF THE PROPERTY HEREIN DESCRIBED, SOUTH 50 DEGREES 04 MINUTES 05 SECONDS WEST. A DISTANCE OF 50.01 FEET TO AN IRON PIN CAPPED PGW 1941, SAID IRON PIN BEING THE SOUTHEAST CORNER OF SAID PARCEL 176.00, AND SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE;

4) WITH THE COMMON LINE OF SAID PARCEL 176.00 AND THE PROPERTY HEREIN DESCRIBED, NORTH 38 DEGREES 47 MINUTES 38 SECONDS WEST, A DISTANCE OF 116.36 FEET TO AN IRON PIN, THE BEGINNING, CONTAINING 0.1333 ACRES OR 5,810 SQUARE FEET MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, RLS DATED MARCH 04, 2020.

Being the same property conveyed to Howard Greene, an unmarried man and Juliet Greene, an unmarried woman, as joint tenants with right of survivorship by Deed from A&G Construction, Inc., a Tennessee Corporation of record in Document No. 20250203-0007934, said Register's Office.

Tennessee Certification of Electronic Document

I, Nichole Sutton, 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 5-14-25 (date of document).

Nichole Sutton
Affiant Signature

5-16-25
Date

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 Contra Costa

Subscribed and sworn to (or affirmed) before me on this 16th day of May, 2025, by Nichole Sutton,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

L. LAWRENCE
Notary Public - California
Contra Costa County
Commission # 2392201
My Comm. Expires Jan 29, 2026

Signature