WARRANTY DEED

Karen Johnson Davidson County
Batch# 1288150 DEEDWARR
06/20/2025 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250620-0048533

State of Tennessee
County of Davidson Wilson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2025.

Notary Public

My commission expires: _____

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rhonda Monk Villasenor and Gonzalo Aleman Mendez	Atlantic Bay Mortgage Group, LLC	075-00-0-116
4501 Chandler Road	600 Lynnhaven Pkwy, Suite 100	
Hermitage, TN 37076	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rian L. Greenberg and Wendy L. Greenberg, husband and wife as to an undivided ninety-seven percent (97%) interest, and Linda L. Greenberg, Trustee of Trust A of the Ronald E. Greenberg and Linda L. Greenberg, Trust dated November 6, 1990, as to an undivided three percent (3%) interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda Monk Villasenor, an unmarried person and Gonzalo Aleman Mendez, an unmarried person, joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, beginning at an iron pin located in the southwest corner of the Doug C. Jones tract (as described in the Quitclaim Deed recorded in Book 4758, page 454, said Register's Office) and the eastern right-of-way margin of Chandler Road; thence south 62 degrees 12 minutes 12 seconds east, 883.10 feet to an iron pin, thence South 26 degrees 08 minutes 48 seconds west, 152.0 feet to an iron pin; thence North 63 degrees 57 minutes 41 seconds west, 900 feet to an iron pin in the Eastern right-of-way margin of Chandler Road; thence with said Right-of-way in the northeasterly direction with a curve to the left having a radius of 2655.32 feet, a distance of 180.0 feet to the point of beginning, said tract containing 3.39 acres more or less.

Together with an agreement creating easement for common driveway of record in Book 5526, page 482, Register's Office for Davidson County, Tennessee, and an easement as set out in Book 9389, page 659, said Register's Office.

Being the same property conveyed to Rian L. Greenberg and Wendy L. Greenberg, husband and wife, as to an undivided ninety-seven percent (97%) interest, and Linda L. Greenberg, Trustee of Trust A of the Ronald E. Greenberg and Linda L. Greenberg Trust dated November 06, 1990, as to an undivided three percent (3%) interest, by Warranty Deed dated September 09, 2016, from Julie Webb Dunnewold, widow, of record in Instrument No. 20160914-0096830, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 075-00-0-116.

1. Easement to First Suburban Utility District as set out in Book 8843, page 147 and Book 8982, page 971, said Register's Office.

2. Easement by and between Doug C. Jones and wife, Mary Lucille Jones and Patrick K. McGee and wife, Phyllis K. McGee, their heirs, successors and assigns, a perpetual unencumbered easement for the use of their heirs, unvitee, successors and assigns, for the garage, concrete slab, gravel & concrete drive and shop improvement and for ingress and egress over so much of the property as is presently improved, as set out in Book 9389, page 659, said Register's Office.

3. Agreement creating easement for common driveway of record in Book 5526, page 482, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water mains, pumps and appurtenances, of record in Instrument No. 20110404-0025736, said Register's Office.

This is improved property known as: 4501 Chandler Road, Nashville, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 16th day of June, 2025.

Rian L. Greenberg
Rian L. Greenberg

Wendy L. Greenberg
Wendy L. Greenberg

Trust A of the Ronald E. Greenberg and Linda L. Greenberg Trust dated November 6, 1990

By: LL Tilyka
Linda L. Greenberg, Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Rian L. Greenberg and Wendy L. Greenberg, husband and wife as to an undivided ninety-seven percent (97%) interest, and Linda L. Greenberg, Trustee of Trust A of the Ronald E. Greenberg and Linda L. Greenberg, Trust dated November 6, 1990, as to an undivided three percent (3%) interest the within named bargainor(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.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of June, 2025.

Notarized online using audio-video communication

Matt Deckard
Notary Public

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Celia Stewart Rouse, 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 6-16-2025.

Affiant Signature

6-16-2025
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 16 day of June, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY