THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250551136**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $237,500.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2025. Notary Public My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1288227 DEEDWARR
06/20/2025 02:42:30 PM 2 pgs
Fees: $13.00 Taxes: $878.75
20250620-0048610

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Greg, LLC 302 Marshall Street Nashville TN 37207	~~New Owner~~ Greg, LLC 26033 Getty Drive Laguna Niguel, CA 92677	Tax Parcel ID No. 071-11-0-130.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Michael Underwood, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Greg, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 60 on the Map of Trinity Heights Addition, as of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 60 fronts 50 feet on the southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to ED BEENE, by deed from BEN CLOSE AND WIFE, JUNE CLOSE, of record in Book 6499, page 691, dated January 31, 1985, said Register's Office.

ED BEENE A/K/A EDWARD HARRISON BEENE died on or about April 3, 2019. His Last Will and Testament being filed in the Chancery Court of DeKalb County, Tennessee, Docket No. 2019PR29. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor JOSEPH MICHAEL UNDERWOOD.

JOSEPH MICHAEL UNDERWOOD as Executor of the Estate of Edward Harrison Beene conveyed to JOSEPH MICHAEL UNDERWOOD, by Executor's deed of record in Instrument No. 20191113-0116797, dated November 12, 2019, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 071-11-0-130.00.

Matters shown on the Plan of record in Plat Book 161, page 38, said Register's Office.

Property Standards Notice of Hearing-Demolition by Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20250529-0041993, said Register's Office.

This is improved property located at 302 Marshall Street Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2025.

Joseph Michael Underwood

STATE OF ~~TENNESSEE~~ Virginia)
COUNTY OF ~~DAVIDSON~~ Henrico)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Michael Underwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2025.

Notary Public

My Commission Expires: 6-30-2028

VALERIE ARTOPEE
NOTARY PUBLIC
REG. #7861467
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 06/30/2028

I, Andy Maloney, 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 (date of document).

Affiant Signature
Date 6/16/2025

State of Tennessee
County of Williamson

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

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY