Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Daniel Lewis Going and Austin Arielle Noonan
2106 Eastland Avenue
Nashville, Tennessee 37206

Karen Johnson
Batch # 1302808
07/28/2025 10 00 05 AM
Fees $18 00 Taxes $3,607 50

Davidson County
DEEDWARR
3 pgs

20250728-0059273

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 083 07 0 284.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Nottingham Greene and Krista Jordan-Greene, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Austin Noonan and Daniel Lewis Going, wife and husband**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of ROLLING ACRES, MCNABB'S SUBDIVISION OF TILLMAN PROPERTY of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 65 fronts 75 feet on the Southerly side of Eastland Avenue and runs back between lines 216.1 feet in its Easterly side and 217.2 feet on its Westerly side to a dead line, on which it measured 75 feet.

Being the same property conveyed to James Nottingham Greene and Krista Jordan Greene, Husband and Wife, by Warranty Deed from Jennifer Vaughn Harrison nka Jennifer Vaughn, Unmarried, and William Reed Harrison, Unmarried, and Rebecca D. Vaughn, Unmarried, of record in Instrument No. 20180807-0077459, in the Register's Office of Davidson County, Tennessee, dated August 03, 2018, and recorded on August 07, 2018.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of July, 2025.

_____(SEAL)
James Greene

_____(SEAL)
Krista Jordan-Greene

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~DAVIDSON~~ HAMILTON

On this 18th day of July, 2025, before me personally appeared James Greene and Krista Jordan-Greene, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of July, 2025.

_____
Notary Signature
My commission expires: 03/20/2026

LAURA JONES
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0711654
My Commission Expires Mar 20, 2026

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $975,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF ~~TENNESSEE~~ INDIANA
COUNTY OF ~~DAVIDSON~~ MARION

Sworn to and subscribed before me this 18th day of July, 2025.

Notary Signature
My commission expires: 03/20/2026

LAURA JONES
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0711654
My Commission Expires Mar 20, 2026