WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306406 DEEDWARR
08/06/2025 12:36:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20250806-0062443

File No. EM-25-10688

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oak Home Offers, LLC	**New owner**	
(NAME) 5108 Manorwood Court	(NAME) **1011B Montrose Ave**	161-03-0-090.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) **Nashville TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Paul M. Greco and Jennafer L. Greco, Trustees of The Greco Family Living Trust(Revocable Living Trust) dated May 1, 2008**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oak Home Offers, LLC**, HEREINAFTER CALLED THE GRANTEE, 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, being Lot No. 13 on the Plan of Section Two, McMurray Meadows of record in Plat Book 4955, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul M. Greco and wife, Jennafer L. Greco by Warranty Deed from Maninder Singh-Khalsa of record in Instrument No. 20040930-0118123 Register's Office for Davidson County, Tennessee, dated September 24, 2004 and recorded on September 30, 2004.

Being the same property conveyed to Paul M. Greco and Jennafer L. Greco, Co-Trustees, The Greco Family Living Trust(Revocable Living Trust) dated May 1, 2008 by Quitclaim Deed from Paul M. Greco and Jennafer L. Greco of record in Instrument No. 20080619-0063100 Register's Office for Davidson County, Tennessee, dated May 21, 2008 and recorded on June 19, 2008.

This is property more commonly known as 5108 Manorwood Court, Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 this 1st day of August, 2025.

The Greco Family Living Trust(Revocable Living Trust) dated May 1, 2008

By: Paul M Greco
Paul M. Greco, Trustee

By: Jennafer L Greco
Jennafer L. Greco, Trustee

STATE OF California
COUNTY OF Santa Clara

On this 31st Day of July, 2025, before me personally appeared Paul M. Greco and Jennafer L. Greco, Trustees of The Greco Family Living Trust(Revocable Living Trust) dated May 1, 2008, 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 31st Day of July, 2025

Jamice C. Fowler Notary public
Notary Signature
My commission expires: 10/06/2027

ENC1 JAMICE C. FOWLER
COMM. # 2465717
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires October 6, 2027 ENC1

See attachment

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Santa clara }

On July 31, 2025 before me, Jamice C. Fowler notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Paul M. Greco and Jennafer L. Greco
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ENC1 JAMICE C. FOWLER COMM. # 2465717 NOTARY PUBLIC • CALIFORNIA SANTA CLARA COUNTY My Comm. Expires October 6, 2027 ENC1

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jamice C Fowler
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: 7/31/2025 Number of Pages: 2
Signer(s) Other Than Named Above: NA

Capacity(ies) Claimed by Signer(s)

Signer's Name: Paul M. Greco	Signer's Name: Jennafer L. Greco
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☒ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☒ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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Certificate of Authenticity

I, Emily Manno, 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 **8/1/25**.

Date

Affiant Signature

8/1/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

