Karen Johnson Davidson County
Batch# 1310203 DEEDWARR
08/14/2025 01:37:30 PM 4 pgs
Fees: $23.00 Taxes: $7,252.00
20250814-0064879

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38753-06-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,960,000.00. Affiant Subscribed and sworn to before me this 12th day of August, 2025. 11/3/25 Notary Public My Commission Expires:

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Todd Greener and Cynthia Greener 5605 Ottershaw Court Brentwood, TN 37027	Send Tax Bills To: New Owners	Tax Information: Map and Parcel No.: 159100A00200CO

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, Florence Chassaignac, as Executrix of the Estate of Amy Johnson Manzanares, Docket # 25P1226 in the Circuit Court for Davidson County, Tennessee, Probate Division, and Florence Chassaignac, as Trustee of The Amy Johnson Manzanares Revocable Trust under agreement dated May 15, 2019 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Todd Greener and Cynthia Greener, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5605 Ottershaw Court, Brentwood, TN 37027.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of August, 2025.

GRANTOR:

Florence Chassaignac, as Executrix of the
Estate of Amy Johnson Manzanares
Docket # 25P1226 in the Circuit Court for
Davidson County, Tennessee, Probate Division

Florence Chassaignac, as Trustee of
The Amy Johnson Manzanares Revocable Trust
under agreement dated May 15, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Florence Chassaignac, Executrix of the Estate of Amy Johnson Manzanares, Docket # 25P1226 in the Circuit Court for Davidson County, Tennessee, Probate Division, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Florence Chassaignac, Trustee of The Amy Johnson Manzanares Revocable Trust under agreement dated May 15, 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Ottershaw Subdivision, of record in Book 7900, Page 678, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amy J. Manzanares by deed dated April 8, 2022 from Donald R. Moody of record in Instrument No. 20220412-0042428, Register's Office for Davidson County, Tennessee. Amy J. Manzanares being one and the same as Amy Johnson Manzanares died testate on May 8, 2025 leaving a Last Will and Testament filed for Probate in Case No. 25P1226 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee. Pursuant to said Will, Amy Johnson Manzanares devised her residuary estate to the Amy Johnson Manzanares Revocable Trust. Letters Testamentary were issued to Florence Chassaignac. By Executor's Deed dated July 21, 2025 of record in Instrument No. 20250730-0060134, Register's Office for Davidson County, Tennessee, Florence Chassaignac, Executrix of The Estate of Amy Johnson Manzanares, deceased, conveyed subject property to Florence Chassaignac, as Trustee of The Amy Johnson Manzanares Revocable Trust.

This conveyance is made subject to the matters set forth below:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions, and Restrictions for Ottershaw, of record in Book 9269, page 483, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 7900, Page 678, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Book 9541, page 475, and Book 9701, Page 715, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Certificate of Authenticity

I, J. Trent Lehman, 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 8/12/25.

Date

Affiant Signature

8/12/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of August, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

