WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311562 DEEDWARR
08/19/2025 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,737.00
20250819-0065998

File #25-TL-5542-C

(SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,010,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Robert Greevy, Jr. and Bess Greevy	**Cadence Bank**	
(NAME)	(NAME)	
5542 Knob Road	**2778 West Jackson Street, Building C, 2nd Floor**	**103 06 0E 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Tupelo, MS 38801**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

STEVEN RYAN GROVE AND JULIANNE GROVE, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

ROBERT GREEVY, JR. AND BESS GREEVY, HUSBAND AND WIFE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 5542 KNOB ROAD COTTAGES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for 5542 KNOB ROAD COTTAGES, of record in Instrument No. 20160928-0102160, 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 Steven Ryan Grove and Julianne Grove, husband and wife, by Warranty Deed from Kevin Mattice and Rory Mattice, husband and wife, of record in Instrument No. 20220608-0065523, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022, and recorded on June 08, 2022.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURT, as recorded in Plat Book 1424, Page 145, said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160928-0102160, said Register's Office.
* Easement for Driveway, recorded in Book 5252, Page 764, said Register's Office.
* Easement recorded in Book 5238, Page 555, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **5542 Knob Road, Nashville, TN 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***STEVEN RYAN GROVE*** *, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number* 202508190065996 *, Register's Office for DAVIDSON County, Tennessee.*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***JULIANNE GROVE*** *, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number* 202508190065997 *, Register's Office for DAVIDSON County, Tennessee.*

Witness my/our hand(s) this the **15th** day of **August, 2025**.

Steven Ryan Grove By Loy Carney, Attorney In Fact
Steven Ryan Grove by Loy Carney, his Attorney-In-Fact

Julianne Grove By Loy Carney, Attorney In Fact
Julianne Grove by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **STEVEN RYAN GROVE** and **JULIANNE GROVE** , and who acknowledged he/she/they executed the same as the free act and deed of the said **STEVEN RYAN GROVE** and **JULIANNE GROVE** .

Witness my hand and official seal this **15th** day of **August, 2025**.

Notary Signature
My Commission Expires: 10/4/27



True Copy Certification

I, **Kaz Arbogast,** 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 this the 15 day of August, 2025.

Affiant Signature

Date 8.15.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON