Karen Johnson
Batch # 1312983
08/21/2025 08 44 21 AM
Fees $13 00 Taxes $832 50

Davidson County
DEEDWARR
2 pgs

20250821-0066879

(1)

WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Greenleaf Real Estate Development, LLC	NEW OWNERS	147-05-0-013 00
(NAME)	(NAME)	
104 East Park Dr STE 300		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ROSE VIRGINIA GEORGE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREENLEAF REAL ESTATE DEVELOPMENT LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HER 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 238 on the Plan of Section One (Revised), Caldwell Hall, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County

SAID Lot fronts 202 29 feet on the North side of Blackman Road and runs back 188 feet on the west line and 152 6 feet on the east line, to a dead line in the rear on which it measures 211 8 feet

BEING the same property conveyed to Alfred M George and wife, Rose Virginia George, by Warranty Deed from Robert C Cline and wife, Doris B Cline, dated August 31, 1979, of record in Book 5492, page 608, Register's Office for Davidson County, Tennessee Alfred M George died on November 25, 1997 leaving Rose Virginia George as the surviving tenant Also see Order authorizing the sale of property by Sandra Menchaca, Conservator for Rose George in Case No 24P1853, Circuit Court for Davidson County, Tennessee (Probate Division)
This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

unimproved ☐

This is improved ☑ property, known as 344 Blackman Road, Nashville, TN 37211
(House Number) (Street) (City or Town) (Postal Zip)

This conveyance is subject to the following Taxes for the year 2025, which have been paid by the Grantee, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee, All matters appearing in Plan Book 2900, pages 57-59, Register's Office for Davidson County

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, his 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 GRANTEE, his 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 hands this 15th day of August, 2025

Rose Virginia George by Sandra Menchaca, Conservator

Rose Virginia George by Sandra Menchaca, Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Sandra Menchaca**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Conservator for **Rose Virginia George**, the within named bargainor, and that **Sandra Menchaca** as such Conservator, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Rose Virginia George**, the within named bargainor by the said **Sandra Menchaca**, as such Conservator

Witness my hand and official seal at Franklin, Tennessee, this 15th day of August, 2025

Notary Public
My Commission Expires

