WARRANTY DEED

Karen Johnson Davidson County
Batch# 1331593 DEEDWARR
10/08/2025 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20251008-0080179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0423

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Juan Pena and Beatrice Pena	New Owner	Map: 051-06-0-010.00
(NAME) 12998 Purple Petal Drive	(NAME)	
(ADDRESS) Winter Garden, FL 34787	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($670,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVE GREENWOOD AND KATIE GREENWOOD, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUAN O. PENA AND BEATRICE PENA, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 1 on the Plan of Final Plat, The Homes at Graycroft of record in Instrument No. 20240105-0001158 amended in Instrument No. 20240812-0060481, 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 Steve Greenwood and Katie Greenwood, husband and wife, by deed from Dulce O Hoffman, married, of record in Instrument No. 20240123-0003826, dated January 13, 2024, Register's Office for said County.

2025-0975

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20240105-0001158, said Register's Office; (3) Declaration of Restrictions and Covenants for SCM's for Regulated Residential Infill of record in Instrument No. 20250530-0042658, in the Register's Office for Davidson County, Tennessee; (4) Restriction with Easements of record in Book 2336, Page 358, in the Register's Office for Davidson County, Tennessee; (5) Sanitary Sewers and/or Storm Drainage of record in Book 3839, Page 943 and Book 3840, Page 395, in the Register's Office for Davidson County, Tennessee; (6) Final Order to Metropolitan Government of Nashville and Davidson County for Right of Way and Slope and Drainage Easements of record in Book 8493, Page 469, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1102 S. Graycroft Ave., Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of October, 2025.

Steve Greenwood

Katie Greenwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Greenwood and Katie Greenwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 6th day of October, 2025.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Buck Reynolds, 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 10/6/25 (date of document).

Affiant Signature

10/7/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7th day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/23/26

STATE OF TENNESSEE NOTARY PUBLIC SEAL
SWIGGOOD
COUNTY OF WILLIAMSON