Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250952262

Karen Johnson
Batch # 1346935
11/17/2025 10 08 57 AM
Fees $13 00 Taxes $684 50

Davidson County
DEEDWARR
2 pgs

20251117-0091298

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $185,000 00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2025.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Feb. 28, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eva Hendrick 420 Elysian Fields Road Apt C3 Nashville TN 37211	New Owner	Tax Parcel ID No. 133-14-0A-043.00-CO

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, **Alan Greenberg and Grace Greenberg, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eva Hendrick, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land In Davidson County, Tennessee, being Unit C-3, The Village at Grassmere f/k/a Oakcrest Condominiums, as shown on Plat of record in Book 5200, page 413, as established under Master Deed of record in 5200, page 413, and as amended and restated in Instrument No. 20070301-0025595, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alan Greenberg by Warranty Deed from VME Industries Inc., an Alabama Corporation of record in Instrument No. 20180108-0002325 Register's Office for Davidson County, Tennessee, dated December 27, 2017 and recorded on January 08, 2018.

Grace Greenberg joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Alan Greenberg.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 413, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, Page 960, as amended in Book 9559, page 939, Instrument No. 19941230-9559939, Instrument No. 1999123-09959939, Instrument No. 20041102-0131823, Instrument No. 20060630-0078687, and as amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee.

By-Laws for Oakcrest Condominium and Oakcrest Condominium Association, Inc. appended to the aforementioned Master Deed as Exhibit "B", of record in Book 5884, Page 996, Register's Office for Davidson County, Tennessee.

Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930, in the Register's Office for Davidson County, Tennessee.

Lease Agreements of record in Book 11578, Page 203, Instrument No. 20000517-0049769, Instrument Number 20061024-0131561, Instrument Number 20061024-0131560, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7233, Page 802, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 420 Elysian Fields Road Apt C3 Nashville TN 37211

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of November, 2025.

Alan Greenberg

Grace Greenberg

STATE OF Florida
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan Greenberg and Grace Greenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Anna Paduani Valencia
Notary Public
My Commission Expires: 10/13/2029

ANNA PADUANI VALENCIA
Notary Public - State of Florida
Commission # HH 712679
My Comm. Expires Oct 13, 2029
Bonded through National Notary Assn.