Karen Johnson Davidson County
Batch# 1350946 DEEDWARR
11/26/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $5,964.40
20251126-0094367

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,612,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF November, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Grimes	New Owner	
(NAME)	(NAME)	158-12-0-009.00
1701 Kingsbury Dr	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37215		
(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, **Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Grimes**, an unmarried woman, 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(s) 539, as shown on the map entitled Hillsboro Park Section 13, of record in Plat Book 4175, pages 19 and 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bars Hooper Holdings, LLC, A Tennessee limited liability company by Warranty Deed from Jason M. Truss and Shannon H. Truss, husband and wife of record in Instrument No. 20240605-0042243 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 05, 2024.

Being the same property conveyed to Greenleaf Real Estate Development, LLC by Warranty Deed from Bars Hooper Holdings, LLC, A Tennessee limited liability company of record in Instrument No. 20240606-0042570 Register's Office for Davidson County, Tennessee, dated May 31, 2024 and recorded on June 06, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1701 Kingsbury Dr. Nashville, TN 37215
(House Number) (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 my hand this 25th day of November, 2025.

Greenleaf Real Estate Development, LLC

By: William Greenleaf, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared William Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Memberof Greenleaf Real Estate Development, LLC the within named bargainer, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Member.

WITNESS my hand and official seal at office this 25th day of November, 2025.

Notary Public

My Commission Expires: 3.6.29



Certificate of Authenticity

I, Holly A Mason, 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 11/25/25.

Affiant Signature

11/25/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of November, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 3.6.29

