Karen Johnson Davidson County
Batch# 1351463 DEEDWARR
11/26/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20251126-0094492

2025-1825-TN

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

STATE OF TENNESSEE
COUNTY OF Davidson (GB)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$490,000.00.**

Carmen Coats
Affiant

Subscribed and sworn to before me this 21 day of November, 2025

April Sumrld
Notary Public
My Commission expires: 12-19-26
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jacob Yarborough & Emily Carpenter	SWBC Mortgage Corp	071-11-0-130
302 Marshall Street	9311 San Pedro Ave #100	
Nashville, TN 37207	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Greg, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jacob Yarborough, an unmarried man and Emily Carpenter, an unmarried woman, as joint tenants with right of survivorship**, its heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 60 on the Map of Trinity Heights Addition, as of record in Book 161 page 38, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 60 fronts 50 feet on the southerly side of Marshall Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Greg, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated June 17, 2025, from Joseph Michael Underwood, married, of record in Instrument Number 20250620-0048610, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record in Book 161, Page 38, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **302 Marshall Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 20th day of November, 2025.

Greg, LLC, a Tennessee Limited Liability Company

By: _____

Gregory J. Simmons, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLAMSON

On this 20th day of November, 2025, before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **personally appeared before me by secured interactive two-way remote electronic audio-video communication, Gregory J. Simmons,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member (or other officer authorized to execute the instrument) of **Greg, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a limited liability company, and that such officers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member, (or other authorized officer).

WITNESS my hand, at office, this 20th day of November, 2025.

_____ My Commission Expires: 08/03/2026

NOTARY PUBLIC

ANDREW H MALONEY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
August 03, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 21.

Affiant Signature

25th day of November, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028