Karen Johnson Davidson County
Batch# 1355300 DEEDWARR
12/08/2025 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20251208-0097461

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/02/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 1-22-29

CANDI SCHUMACHER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 8644-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
David P. Easterling, Jr	**Guaranteed Rate Affinity, LLC**	135-16-0B-052.00-CO
506 Flintlock Court	1800 West Larchmont Avenue	
Nashville, TN 37217	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Marcus Green, a single man and Maureen Jones-Green, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David P. Easterling, Jr, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Unit No. 52 on the Plan of Woodridge at Nashboro Village, Nashboro Village-Tract 11 of record in Instrument No. 20021120-0143949, Register's Office for said County, to which Plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Woodridge at Nashboro Village, a horizontal property regime with private elements established by declarations, covenants, conditions and restrictions of record in Instrument No. 20021104-0134724 amended in Instrument No. 20030610-0080281, and Instrument No. 20050520-0056888, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maureen Jones-Green, unmarried, and Marcus Green, as Tenants in Common with the Right of Survivorship by Warranty Deed from James Austin Cole, a single Person of record in Instrument No. 20220304-0025086 Register's Office for Davidson County, Tennessee, dated February 08, 2022 and recorded on March 04, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 506 Flintlock Court Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 1, 2025

Marcus Green

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Marcus Green , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 1, 2025.

Notary Public

My Commission Expires: 9.16.2029

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Maureen Jones-Green

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Maureen Jones-Green, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December , 2025.

Notary Public

My Commission Expires: _____

File #: 8644-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Witness my hand on December , 2025

Marcus Green

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Marcus Green , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 1, 2025.

Notary Public

My Commission Expires: _____

Maureen Jones-Green

Maureen Jones-Green

STATE OF ~~TENNESSEE~~ New York

COUNTY OF Kings

Personally appeared before me, a Notary Public of said County and State, Maureen Jones-Green, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December , 2025.

Altovise F. Fleary

Notary Public

My Commission Expires: 3/17/2027

ALTOVISE F FLEARY
Notary Public - State of New York
NO. 01FL0002939
Qualified in Kings County
My Commission Expires Mar 17, 2027

File #: 8644-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 2, 2025.

J. Carlton Drumwright

December 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY