Karen Johnson Davidson County
Batch # 1366065 DEEDQC
01/06/2026 10:08:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260106-0000824

This instrument prepared by:
Lesa H. Skoney (based upon information furnished by the parties)
Tune, Entrekin & White, P.C.
500 11th Ave N. Ste 600
Nashville, TN 37203

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Greer Residential Properties Series LLC for 810 Bellevue Road Series	SAME	142-06-0B-251.00-CO
416 General George Patton Drive		
Nashville, TN 37221		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0)

Maxie Greer
AFFIANT

Subscribed and sworn to before me this 2 day of JAN, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/05/2028

BRAD CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 5, 2028

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and No/100 ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **MAXIE GREER**, Grantor, do hereby transfer and convey unto **GREER RESIDENTIAL PROPERTIES SERIES LLC for the benefit of 810 BELLEVUE ROAD SERIES, A DESIGNATED SERIES OF GREER RESIDENTIAL PROPERTIES SERIES LLC**, a Tennessee Limited Liability Company, Grantee, all of my right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 251, Building 42, of "Peppertree", Creekside Meadows Condominium, of record

in Book 4675, Pages 128 through 130, inclusive, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

There is conveyed with the above described individual Condominium Unit an undivided interest in and to the general and/or restricted common areas and facilities of "Peppertree" Creekside Meadows Condominium, as said areas are set forth and defined in Master Deed of record in Book 4834, Page 257, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5006, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723 and 724, and in Book 6874, Page 354, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Maxie Greer by Quitclaim Deed of Wayne Greer of record in Instrument No. 20251113-0090381, Register's Office for Davidson County, Tennessee.

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 way for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 128, 129 and 130, 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 Creekside Meadows of record in Book 4834, Page 257, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 724, Book 6874, page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee.

Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument Number

20040603-0065549, in the Register's Office for Davidson County, Tennessee.

Agreement regarding erection of fence of record in Book 5519, Page 80, 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 known as 810 Bellevue Road #251, Nashville, TN 37221-2736.

In WITNESS WHEREOF, the undersigned has executed this instrument this 2 day of JAN., 2026.

Maxie Greer

MAXIE GREER

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 **MAXIE GREER**, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of January, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/05/2028

BRAD CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 5, 2028