Karen Johnson Davidson County
Batch # 1369927 DEEDWARR
01/15/2026 10:56:59 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20260115-0003754

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$700,000.00** (Seven Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 14th day of January, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (NOTARY SEAL) MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Monterra Development, LLC 311 Jocelyn Hollow Circle Nashville, TN 37205	**SAME AS NEW OWNER**	115-03-0-012.00

WARRANTY DEED

FOR AND IN 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, I/WE, **WILLIAM GREEN, A WIDOWER, LARRY GREEN, A MARRIED MAN AND TYLER GREEN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MONTERRA DEVELOPMENT, LLC, A Tennessee limited liability company,** 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 Lot No. 234 on the Plan of Brook Meade, Section VI, as of record in Book 2331, pages 3 and 4, Register's Office for Davidson County, Tennessee

Said Lot No. 234 fronts 130 feet on the northeasterly side of Bresslyn Road and extends back 316.7 feet on the northwesterly line and 323.4 feet on the southeasterly line to a dead line, measuring 130.2 feet thereon.

Being the same property conveyed to Betty K Green by Quitclaim Deed from William Paul Green III and wife, Maurine Green of record in Book 6653, Page 404, Register's Office for Davidson County, Tennessee, dated August 29, 1985 and recorded on September 11, 1985. The said Betty K. Green died July 31, 2025 intestate. See Probate Case No. 25P1912, Davidson County Circuit Court. Also see Affidavit of Heirship recorded in Instrument No. 20250916-0073649, Register's Office for Davidson County, Tennessee naming the Heirs-at-Law as William Green, Larry Green and Tyler Green.

The said Larry Green hereby makes oath that the above-described property has never been the domicile of Larry Green.

William Green executes this instrument as Attorney-in-Fact on behalf of Larry Green, pursuant to the Power of Attorney recorded in Instrument No. 20260115-0003753 Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **834 BRESSLYN ROAD** **NASHVILLE, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2025117621

WITNESS, this 14th day of January, 2026

X Larry Green

X William Green, Attorney-in-fact

X William Green
William Green

Larry Green by William Green, as his Attorney-in-Fact

X Tyler Green
Tyler Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of January, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Green and Tyler Green** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of January, 2026.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of January, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William Green**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Larry Green**, and acknowledged that he executed that same as the free act and deed of the said **Larry Green.**

WITNESS my hand and official seal this the 14th day of January, 2026.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY