Karen Johnson Davidson County
Batch# 1375796 DEEDWARR
02/04/2026 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20260204-0007884

Name and Address of New Owner:
Virginia Squasic
147 Five Oaks Drive
Nashville, TN 37217

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 107-05-0A-147-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Green Lane Properties LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Virginia Squasic, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 147 in Five Oaks, a Planned Unit Development as shown on the Plat of record in Book 5200, Page 355, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Green Lane Properties LLC by Warranty Deed dated June 25, 2025 from Music City Financial LLC a Texas Limited Liability Company, recorded June 25, 2025 in Instrument No. 20250625-0050147 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of January, 2026.

Green Lane Properties LLC, a Tennessee Limited Liability Company

By:_____(SEAL)
Daniel Ruffatto, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, of the state and county mentioned, personally appeared Daniel Ruffatto, Member of Green Lane Properties LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Green Lane Properties LLC, the within named bargainor, a Limited Liability Company, and that such Daniel Ruffatto, Member of Green Lane Properties LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office, this 30th day of January, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 8-3-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

HEIDI RAE BERRYHILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2029

Sworn to and subscribed before me this
30th day of January, 2026.

Heidi Rae Berryhill
Notary Public
My commission expires:_____
File No. 2025-8666-MA

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1-30-2026 (date of document).

Jennifer Pennell

1-30-2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 1-30, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal