WARRANTY DEED

Karen Johnson Davidson County
Batch# 1376938 DEEDWARR
02/06/2026 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,977.65
20260206-0008693

File #26-TL-8013-C

(SEAL)
TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack Uecker and Keaghan Uecker	**New Owner**	
(NAME)	(NAME)	**126 15 0A 219.00**
8013 Boone Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

ROBERT A. GREEVY, JR, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JACK UECKER AND KEAGHAN UECKER, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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

Being Lot No. 234 on the Plan of BOONE TRACE AT BILTMORE, SECTION FOUR, of record in Plat Book 9700, Pages 932 and 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert A. Greevy, Jr., unmarried, by Warranty Deed from William D. DeSantis, married, of record in Instrument No. 20040811-0097187, in the Register's Office of Davidson County, Tennessee, dated August 06, 2004 and recorded on August 11, 2004. Robert A. Greevy, Jr, having since married, is now a married man.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOONE TRACE AT BILTMORE, SECTION FOUR, as recorded in Plat Book 9700, Page(s) 932 & 933.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, Re-recorded in Book 9735, Page 931, as amended in Book 10032, Page 813, as Supplemented in Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20011119-0126832 and Instrument No. 20010717-0075902.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.
* Charter for Boone Trace Homeowners' Association, recorded as Book 9607, Page 534.
* Common Open Space Deed recorded as Instrument No. 20011119-0126831.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 8013 Boone Trace, Nashville, TN 37221.

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. 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/our hand(s) this the 30th day of January, 2026.

Robert A. Greevy, Jr.

Bess Ann Bayne Greevy

***BESS ANN BAYNE GREEVY**, spouse of **ROBERT A GREEVY, JR**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **BESS ANN BAYNE GREEVY** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2026, before me personally appeared Robert A. Greevy, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of January, 2026, before me personally appeared Bess Ann Bayne Greevy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Certificate of Authenticity

I, Joshua A. Terry, 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 1/30/26.

Affiant Signature – Joshua A. Terry

2/2/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 2/2/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27