RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-37557-26

Karen Johnson Davidson County
Batch# 1384837 DEEDWARR
02/24/2026 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,074.85
20260224-0014487

WARRANTY DEED

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of February, 2026

NOTARY PUBLIC

My commission expires: 8/21/27

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus Green, Sr. 4341 Hopewood Dr. Nashville, TN 37211	Same address as new owner	147-08-0-199.00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY THOUSAND FIVE HUNDRED AND 00/100 Dollars ($290,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LAUREN D. BELLFLOWER, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MARCUS GREEN, SR., AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 24 on the Plan of Revision to Lots 19 thru 24 on the Plan of Beverly Heights, of record in Book 5190, page 471, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren D. Bellflower, a single woman, from John Blackwell by Warranty Deed dated June 4, 2018 and recorded June 7, 2018 in Instrument #20180607-0054787, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4341 Hopewood Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of February, 2026

GRANTOR(S)

Lauren D. Bellflower

STATE OF COLORADO
COUNTY OF Larimer

Personally appeared before me, a Notary Public, Lauren D. Bellflower, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20th day of February, 2026.

Notary Public

RICHARD L SHAW JR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974006439
MY COMMISSION EXPIRES APRIL 18, 2029

Richard L Shaw, Jr.
Printed Notary Name

My commission expires: 04-18-2029

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/20/2026 (date of document).

Affiant Signature

2/20/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of February, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL