BOX 10-A

Karen Johnson Davidson County
Batch # 1386004 DEEDWARR
02/26/2026 09:47:57 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00
20260226-0015261

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2029

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
the Jennye Burrus Greene Living Trust u/a/d December 5, 2024	NEW OWNER	104-14-0H-074.00-CO
(NAME)	(NAME)	
56 Old Club Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Margreete G. Johnston, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **The Jennye Burrus Greene Living Trust u/a/d December 5, 2024**, hereinafter called the GRANTEE(S), their successors 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. 10 on the Plan of Whitworth Phase 3 Section 3, as of record in Plat Book 7900, Pages 870, 871 and 872, amended in Book 9582, Page 842, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William M. Doak and wife, Margreete G. Johnston by Warranty Deed from J. Hunter Atkins, married of record in Book 10216, Page 9, Register's Office for Davidson County, Tennessee, dated October 01, 1996 and recorded on October 04, 1996. The said William Melville Doak died on April 20, 2024, thereby leaving Margreete G. Johnston as the surviving tenant by the entirety.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 7900, Page 870, 871, 872 and amended in Book 9582, Page 842, and Surveyor Certificate of Correction record in Book 10270, Page 34; Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8026, Page 305 and Book 8282, Page 45 and Book 9567, Page 185 and Book 9567, Page 216 and Book 9567, Page 301 and Book 9778, Page 27 and Instrument No. 20100615-0046543 and Affidavit record in Instrument No. 20160919-0098409 and Amended in Instrument No. 20170720-0073719 and Bylaws record in Instrument No. 20020812-0097386, and Instrument No. 202601150003721; Charter of record in Book 8090, Page 691 and Book 8283, Page 523 and Book 10428, Page 795; Deed of Temporary Easement of record in Book 9736, Page 221; Designation and Agreement of Declarant of record in Book 9582, Page 872; Deed of Easement of record in Book 9567, Page 691; Exception to Easement of record in Instrument Number 20190618-0058753, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 56 Old Club Court, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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.

Effective the 25th day of February, 2026.

Margreete G. Johnston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of February, 2026, before me personally appeared Margreete G. Johnston, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 7/25/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027