Karen Johnson Davidson County
Batch# 1389478 DEEDWARR
03/06/2026 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260306-0018313

Name and Address of New Owner:
Anna Greer and Tyler Greer
105 Lauderdale Road
Nashville, TN 37205

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
FirstBank
722 Columbia Avenue
Franklin, TN 37064

Map & Parcel(s):
103-12-0-212.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittany Y. Sullivan, a married woman, and Jennifer Yuchnitz Garner, a married woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Anna Greer and Tyler Greer, wife and husband**, hereinafter called the GRANTEE, their heirs, 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. 8, Block "J" on the Plan of Cherokee Park of record in Book 843, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mrs. Cleo T. Cole and Mrs. Rubena J. Hatcher by Warranty Deed from Helen C. Bergida and husband, Ignatz Bergida, and Polly C. Sender and husband, Henry Sender of record in Book 2344, Page 121, Register's Office for Davidson County, Tennessee, dated February 22, 1955 and recorded on February 25, 1955.

Being the same property conveyed to Mrs. Cleo T. Cole by Warranty Deed from Mrs. Rubena J. Hatcher, unmarried, my one-half undivided interest of record in Book 2594, Page 621, Register's Office for Davidson County, Tennessee, dated September 20, 1956 and recorded on September 20, 1956. The said Cleo T. Cole having died on or about April 2, 1965. The Will of Cleo Tribble Cole of record in Will Book 83, Page 302, Davidson County Probate Court Clerk's Office devised Property to Anne Cole Worrall. The said Anne Cole Worrall having died on or about April 4, 2002. The Will of Anne Cole Worrall of record in Volume No. 02P-763, Davidson County Probate Court Clerk's Office devised the Property to Lynn Yuchnitz. Also, see Acknowledgement of Ownership of Property Pursuant to Last Will and Testament of record in Instrument No. 20040726-0089249, Register's Office for Davidson County, Tennessee. The said Lynn Yuchnitz a/k/a Margaret Lynn Yuchnitz having died on or about January 17, 2018. The Will of Margaret Lynn Yuchnitz of record under Docket No. 18P-1552 in the Seventh Circuit Court for Davidson County, Tennessee devised the Property to Brittany Y. Sullivan and Jennifer Yuchnitz Garner as tenants in common.

Being the same property conveyed to Brittany Y. Sullivan an undivided one half (1/2) interest and Jennifer Yuchnitz Garner an undivided one half (1/2) interest as tenants in common by Quitclaim Deed from Luke Sullivan in his capacity as Executor of the Margaret Lynn Yuchnitz Estate of record in Instrument No. 20190226-0017359, dated February 1, 2019 and recorded on February 26, 2019, as corrected by Scrivener's Affidavit of record in Instrument No. 20190327-0027506, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not the primary residence of the Grantor.

This conveyance is 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, and (5) other matters of public record.

This is improved property known as: 103 Lauderdale 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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, 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.

WITNESS our hand this 5 day of March, 2026.

Brittany Y. Sullivan

Jennifer Yuchnitz Garner

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5 day of March, 2026, before me personally appeared Brittany Y. Sullivan and Jennifer Yuchnitz Garner, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 5 day of March, 2026.

Notary Signature
My commission expires: 05-20-29

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $775,000.00.

Affiant Signature

Subscribed and sworn to before me, this the 6 day of March, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/5/26 (date of document).

Affiant Signature

3/6/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027