Karen Johnson Davidson County
Batch# 1391526 DEEDWARR
03/11/2026 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,951.75
20260311-0019432

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $527,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenleaf Real Estate Development, LLC, a Limited Liability Company	New Owner	
(NAME) 104 East Park Dr Ste# 300	(NAME)	14616015200
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ronald Allyn and Erica Allyn, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greenleaf Real Estate Development, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS 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. 915 on the Plan of Brentwood Hall, Section IX, of record in Book 2331, Page 92, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronald Allyn and Erica Allyn, a married couple by Quit Claim deed dated 10/09/2020 and recorded on 10/22/2020 as Instrument Number 20201022-0123081 and Scrivener's Affidavit at Instrument No. 20240424-0029473 in the Official Records of the Davidson County Register of Deeds.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN Register of Deeds, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 514 Rochelle Drive, Nashville, TN 37220

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 heirs 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 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 hand this 6th day of March, 2026.

Ronald Allyn

Erica Allyn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared Ronald Allyn and Erica Allyn, 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 6th day of March, 2026.

Notary Signature
My commission expires: 7-3-28



Certificate of Authenticity

I, Holly A. Mason, 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 March 6, 2026.

Affiant Signature

3/11/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of March, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

