RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1393156
03/16/2026 10:15:55 AM
Fees: $13.00 Taxes: $782.37
Davidson County
DEEDWARR
2 pgs
20260316-0020545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: May 28, 2029

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Green Street Retreat, LLC	Same	
(NAME)	(NAME)	093-12-0-086.00
6 Green St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **MELINA J. TATE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREEN STREET RETREAT, LLC**, HEREINAFTER CALLED THE GRANTEES, 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 the westerly 15 feet of Lot No. 66 and the easterly 20 feet of Lot No. 67, on the plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, Page 84 and 85, Register's Office of Davidson County, Tennessee.

Said parts of Lots Nos. 66 and 67 front together 35 feet on the northerly side of Green Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Lottie M. Clendening a widow by Warranty Deed from Mrs. Minnie Osborn, a widow dated May 6, 1940 in Book 1148, Page 150, Register's Office of Davidson County, Tennessee.

Lottie M. Clendening aka Lottie Mabry having become deceased on or about February 13, 1989; a purported Last Will and Testament of Loitte Mabry fka Lottie Mai Clendening, record in Instrument No. 20060614-0070833, Register's Office of Davidson County, Tennessee; devisees show Reeva Mai Tate and Edward D. Clendening; a holographic Last Will and Testament of Reeva Mai Tate of record in Instrument No. 20060614-0070834, said Register's Office.

Edward D. Clendening having become deceased on or about September 23, 1996.

Being the same property set out deed to Melina J. Tate by Quitclaim Deed from Melina J. Tate dated June 13, 2006 and recorded June 14, 2006 of record in Instrument No. 20060614-0070835, Register's Office of Davidson County, Tennessee; attached thereto as Exhibit is a Death Certificate of Edward D. Clendening.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2026-239

unimproved
This is improved x property, known as 6 Green St, Nashville, TN 37210
(House Number) (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 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 11th day of March, 2026

MELINA J. TATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melina J. Tate, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of March, 2026.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

Notary Public

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