State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of March, 2026.

Notary Public:
My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2028

Karen Johnson Davidson County
Batch# 1397183 DEEDWARR
03/24/2026 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20260324-0023456

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Richard H. Green 302 Curtis Corner Rd. # C Wakefield, RI 02879	New Owner P.O. Box 2 Wakefield, RI 02880	042-13-0-011.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nathaniel Scott Gregory and Kimberly Ann Gregory, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Richard H. Green, married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Kemper Heights, Section Two, of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Nathaniel Scott Gregory by Warranty Deed from Julianne Stevenson Burnett (joined by her spouse, Donald S. Burnett), dated 5/5/2010 and recorded 5/7/2010 in Instrument No. 20100507-0035013, Register's Office for Davidson County, Tennessee.

Kimberly Ann Gregory joins in the conveyance for the express purpose of relinquishing all her rights, title and interest to said property, marital or otherwise.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters shown on plat of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 300 Kemper Drive South, Madison, TN 37115

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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) 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(s), his/her/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 my/our hand(s) this the 23rd day of March, 2026.

Nathaniel Scott Gregory

Kimberly Ann Gregory

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 Nathaniel Scott Gregory and Kimberly Ann Gregory, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of March, 2026.

Commission Expires: 09/27/26

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public: Brenda Huntsman

Certificate of Authenticity

I, Ryan Lux, 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 23, 2026**.

Date

Affiant Signature

3/23/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029