WARRANTY DEED

Karen Johnson Davidson County
Batch # 1397319 DEEDWARR
03/25/2026 09:49:28 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20260325-0023609

W-HF-26-1900-A210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 08/20/28
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT WAS PREPARED BY

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
40 Burton Hills Blvd., Suite 120
Nashville, TN 37215

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Thomas and Pamela Green Revocable Trust	NEW OWNER	
(NAME)	(NAME)	**117-15-0A-054.00-CO**
1900 Richard Jones Ave Unit A210		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK SCOTT, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS B. GREEN AND PAMELA K. GREEN, TRUSTEES OF THE THOMAS AND PAMELA GREEN REVOCABLE TRUST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Parcel No. 54, being Unit No. A-210, in a Horizontal Property Regime located on the Plat of Green Hills Terrace, of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made

Being the same property conveyed to Mark Scott, married man by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20251002-0078555 Register's Office for Davidson County, Tennessee, dated September 26, 2025 and recorded on October 02, 2025. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property regime of The Green Hills Terrace, and recorded in Book 5304, page 702 as amended in Book 7841, page 557 , Register's Office for Davidson County, Tennessee.
- Easement in Warren P. Gray, Trustee of record in Book 4317, Page 162, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 7523, Page 260, in the Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 9830, Page 181 and By-Laws Book 5304, Page 745, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11362, Page 463, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement in favor of Green Hills Terrace Homeowners Association of record in Instrument Number 20110930-0075704, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement in favor of Green Hills Terrace Homeowners Association of record in Instrument Number 20150814-0081514, in the Register's Office for Davidson County, Tennessee.
- Maintenance Agreement of record in Book 7658, Page 278, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of M. C. Morris and Sidney Averbuch, of Nashville, Tennessee of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Metropolitan Government of Nashville of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Richard Jones Ave Unit A210, Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF MARCH, 2026.

Mark Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of March, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212