# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403371 DEEDWARR
04/08/2026 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260408-0028388

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF March 20 26

Notary Public

MY COMMISSION EXPIRES: 03/06/29
(AFFIX SEAL)

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

JORDYN NESBITT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| **A-Team Acquisitions LLC, a Tennessee Limited Liability Company** | | |
| (NAME) 2549 Jaralyn Trace | (NAME) New Owner | 061-02-0-04800 |
| (ADDRESS) Hermitage TN 37076 | (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, **Taquita Greer and Ronnie Greer, Jr., a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **A-Team Acquisitions LLC, a Tennessee 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. 8 on the Plan of Holiday Hills, of record in Plat Book 3600, Page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Kathy P. Morrison to Ronnie Greer, Jr. and Taquita Greer, husband and wife by Warranty deed dated 07/20/2020 and recorded on 07/23/2020 as Instrument Number 20200723-0081120 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 at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

100 Holiday Hills Court, Nashville, TN 37115

unimproved _
This is improved x property, known as

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 30 day of March, 2026.

Taquita Greer

Ronnie Greer, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2026, before me personally appeared Taquita Greer and Ronnie Greer Jr., 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 30 day of March, 2026.

Notary Signature
My commission expires: 7-3-28



## Certificate of Authenticity

I, Holly Amason, 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 3/30/26.

Affiant Signature

3/31/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2028