2

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

BOX 10-A



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,175,000.00.

Affiant

Subscribed and sworn to before me, this April 24, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith Solomon , Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

Karen Johnson
Batch # 1411587
04/27/2026 09:38:21 AM
Fees: $18.00 Taxes: $4,347.50

Davidson County
DEEDWARR
3 pgs

20260427-0035987

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Adam Greer and Marian Greer	New Owner	118-13-0-066.00
1011 Maplehurst Ave		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we,

Todd Prevost and Kate Prevost, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

James Adam Greer and Marian Greer, husband and wife

(hereinafter called the "Grantees"), 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 Lots No. 10 and 11 on the plan of College Park as of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Todd Prevost and Fred Prevost, as tenants in common with right of survivorship by Warranty deed from Elizabeth S. Jones and husband, Andrew Jones of record in Instrument No. 20080729-0077315 Register's Office for Davidson County, Tennessee, dated July 24, 2008 and recorded on July 29, 2008.

Being the same property conveyed to Todd Prevost by Quitclaim deed from Fred Prevost of record in Instrument No. 20131118-0118688 Register's Office for Davidson County, Tennessee, dated November 13, 2013 and recorded on November 18, 2013.

This is [X] improved [ ] unimproved property known as 1011 Maplehurst Ave, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANTS with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 24th day of April, 2026.

Todd Prevost

Kate Prevost by TODD PREVOST AS AIF
by Todd Prevost, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON TN

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Todd Prevost 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 24th day of April, 2026.

Notary Public
My Commission Expires: 2-2-2030

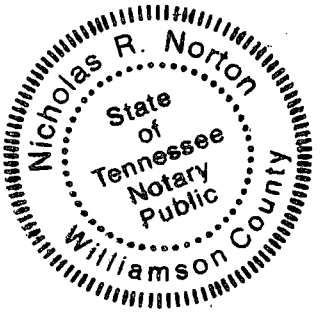
Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON TN

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Todd Prevost** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Kate Prevost** for the purposes therein contained, and who further proved to me that he is the **Attorney-in-Fact** for **Kate Prevost** , and is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal this 24th day of April, 2026.

Notary Public
My Commission Expires: 2-2-2030



Lenders Title Company File No. 26-11149-7524