RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-39341-26

Karen Johnson Davidson County
Batch# 1417218 DEEDWARR
05/07/2026 07:38:30 AM 3 pgs
Fees: $18.00 Taxes: $3,823.95
20260507-0040989

WARRANTY DEED

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1033,500.00.

Holly Settle
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of May,2026.

NOTARY PUBLIC

My commission expires: 11/17/2029

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Settle 633 River Rouge Drive Nashville, TN 37209	**CrossCountry Mortgage LLC** **2160 Superior Avenue** **Cleveland, OH, 44114**	090-11-0-011

FOR AND IN CONSIDERATION of the sum of ONE MILLION THIRTY THREE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($1,033,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **VINCE WILLIAM GREENWALD AND CAROLINE ELIZABETH GREENWALD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HOLLY SETTLE, MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 634 on the plan of Charlotte Park, Section Nine, as of record in Plat Book 2900, Page 77, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Vince William Greenwald and Caroline Elizabeth Greenwald, husband and wife, by Warranty Deed from Kathleen Elizabeth Tygard nka Kathleen Elizabeth Davis and Derrick Davis, wife and husband, dated December 11, 2019, and recorded December 12, 2019 , in Instrument 20191212-0128360, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 633 River Rouge Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of May, 2026

GRANTOR(S)

Vince William Greenwald

Vince William Greenwald

Caroline Elizabeth Greenwald

Caroline Elizabeth Greenwald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Vince William Greenwald and Caroline Elizabeth Greenwald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of May, 2026.

Notary Public

Mary Kathryne Lawson

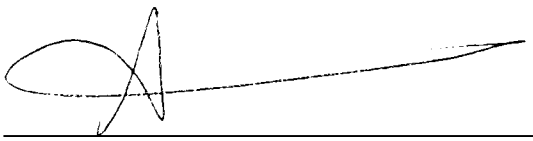
Printed Notary Name

My commission expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **May 6, 2026**.



Affiant Signature — **05/06/2026** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **May 6, 2026**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal