THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454138** Karen Johnson Davidson County Batch# 1417321 DEEDWARR 05/07/2026 09:49:30 AM 3 pgs Fees: $18.00 Taxes: $6,475.00 20260507-0041134	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2026. Notary Public My Commission Expires: 01-22-2029 Jill Neely STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

WARRANTY DEED

Address New Owner: Tommy E. Greer and Kimberly K. Greer 3614 Meadow Drive Nashville TN 37215	Send Tax Bills To: "Same as New Owner"	Tax Information: Tax Parcel ID No. 117 01 0 083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Templeton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tommy E. Greer and Kimberly K. Greer, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Lot No. 5, Unit A of Lot No. 6 and the Westerly 15 Feet of Unit B of Lot No. 6 on the Map of MEADOWLAWN, as of record in Plat Book 974, Page 35, Register's Office for Davidson County, Tennessee.

Said Unit B of Lot No. 5, Unit A of Lot No. 6 and the Westerly 15 feet of Unit B of Lot No. 6 front together 75 feet on the Northerly side of Central Drive and run back 206.1 feet more or less on the Easterly line, and 210 feet more or less on the Westerly line to a dead line, on which they measure 75 feet.

Being the same property conveyed to Philip R. Templeton and wife, Barbara Templeton, by Warranty Deed from Rebecca Lynch, unmarried, of record in Instrument No. 20021028-0131994, in the Register's Office of Davidson County, Tennessee, dated October 22, 2002 and recorded on October 28, 2002. Since said Philip R. Templeton died on April 20, 2014, leaving Barbara Templeton as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MEADOWLAWN, as recorded in Plat Book 974, Page(s) 35.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3614 Meadow Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2026.

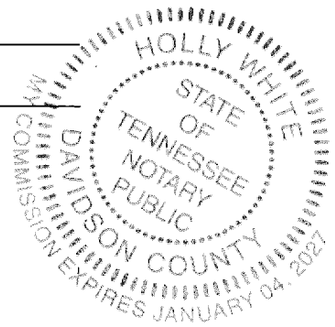
Barbara Templeton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara Templeton, 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, at office, this 4th day of May, 2026.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Jill Neely, 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 **05/04/2026** (date of document).

Jill Neely
Affiant Signature

Date: **05/06/2026**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature
My Commission Expires: 2/27/2029

