BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1421036
05/15/2026 09:23:58 AM
Fees: $13.00 Taxes: $1,924.00

Davidson County
DEEDWARR
2 pgs

20260515-0043794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES: 02/03/2028

(AFFIX SEAL)

M. SCHUBARSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Magnano	Same as Owner	
(NAME)	(NAME)	
206 Ben Allen Road, #1		060-08-0B-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, WE, **GREENTREE CAPITAL, LLC, A KENTUCKY LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY MAGNANO, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 1 on the Plan of Townhomes at Bentley Ridge, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Townhomes at Bentley Ridge, of record in Instrument No. 20200306-0025413 and amended in Instrument No. 20230406-0025246 and Instrument No. 20230503-0032699, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Greentree Capital, LLC by Warranty Deed from Bentley Ridge, General Partnership of record in Instrument No. 20210405-0043709 Register's Office for Davidson County, Tennessee, dated April 02, 22021 and recorded on April 05, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 206 Ben Allen Road. #1, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 6th day of May, 2026

Greentree Capital, LLC,
a Kentucky Limited Liability company

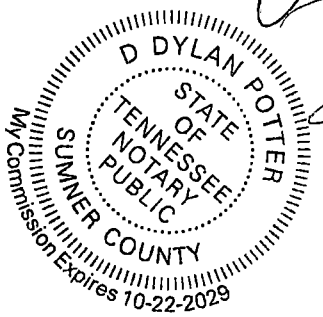
BY: _____
Steven M. Baas, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Steven M. Baas, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Authorized Member for Greentree Capital, LLC, a Kentucky Limited Liability company, the within named bargainor, a limited liability company, and that he is the Assistant Managing Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Member.

Witness my hand and official seal this 6th day of May, 2026.

Commission expires:



Notary Public