WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,081,500.00.

Vince Greenwald
Affiant

Subscribed and sworn to me on 05/14/26.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1422003 DEEDWARR
05/19/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $4,001.55
20260519-0044800

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vince Greenwald, Caroline Greenwald, and Thomas Greenwald 628 Brentlawn Road Nashville, TN 37220	NEW OWNER	146 15 0 186.00 (as to Lot 4) 146 15 0 187.00 (as to Lot 9)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kurt G. Shepherd and wife, Sarah R. Shepherd, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto VINCE GREENWALD AND CAROLINE GREENWALD, HUSBAND AND WIFE, AND THOMAS GREENWALD, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, and being Lots Nos. 4 and 9 on the RESUBDIVISION OF LOTS 1,3,4, AND 9, OVERTON PARK, SECTION II, as of record at Plat Book 8250, Page 821 in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said lot.
>
> Being the same property conveyed to Kurt G. Shepherd and wife, Sarah R. Shepherd, by Warranty Deed from Melissa Reynolds-Nelson (formerly Melissa G. Reynolds), a married person, of record in Instrument No. 20010904-0095362, in the Register's Office of Davidson County, Tennessee, dated August 18, 2001 and recorded on September 4, 2001.

This is improved property known as 628 and 632 Brentlawn Road, Nashville, Tennessee 37220.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 05/14/26.

Kurt G. Shepherd

Sarah R. Shepherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/14/26, before me personally appeared Kurt G. Shepherd and Sarah R. Shepherd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/14/26

NOTARY PUBLIC

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

My Commission Expires: 07/02/29

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 05/14/2026.

John Cobb Rochford

Date: 05/14/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 05/14/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29