Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-26-752

Karen Johnson
Batch # 1427621
06/03/2026 12:34:00 PM
Fees: $13.00 Taxes: $2,201.50

Davidson County
DEEDWARR
2 pgs

20260603-0050118

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY, STE. 1560
MURFREESBORO, TN 37129
VT260400020

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSF
$595,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of June, 2026
Notary Public
MY COMMISSION EXPIRES: 7-2-29

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Harley and Brandon Lee Smith 752 Florence Circle Madison, TN 37115	Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	052-06-0-041.00 052-06-0-042.00

FOR AND IN 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,

Anthony L. Greene, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Harley and Brandon Lee Smith, Wife and Husband

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:

TRACT I: 052-06-0-041.00 (752 Florence Circle)

BEING a house and lot located 752 Florence Circle, Madison, Tennessee, being Lot No. 13 on the Revised Plan of Layman Foundations 1st Subdivision of Madison Heights, of record in Book 974, Page 65, Register's Office for Davidson County, Tennessee.

TRACT II: 052-06-0-042.00 (0 Florence Circle)

BEING a vacant lot located adjacent to 752 Florence Circle, Madison, Tennessee, being Lot No. 12A on the Plan of Madison Heights, Section No. 1, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Anthony L. Greene by Executor's Deed of Correction from Gilbert J. Greene, Executor of the Estate of Julia M. Greene, dated 9/1/2010 and recorded 11/2/2010 in Instrument No. 20101102-0087920, Register's Office for Davidson County, Tennessee.
The above deed was recorded for the purpose of adding Tract II to the property description, which was inadvertently omitted from Executor's Deed to Anthony L. Greene from Gilbert J. Greene, Executor of the Estate of Julia M. Greene, dated 8/19/2009 and recorded 10/28/2009 in Instrument No. 20091028-0099621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **752 Florence Circle, Madison, TN 37115**
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 our hands this 2nd day of June, 2026.

Anthony L. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony L. Greene the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2026.

Commission Expires: 6/16/29

Notary Public

