Karen Johnson Davidson County
Batch# 1427760 DEEDWARR
06/03/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $4,347.50
20260603-0050292

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenleaf Real Estate Development, LLC (NAME)	New owner (NAME)	160-02-0-023.00
104 East Park Drive Suite 300 (ADDRESS)	(ADDRESS)	
Brentwood TN 37027 (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, **Maurice E. Bratton, Jr., Trustee of The Maurice E. Bratton Sr. Decedents Trust**, HEREINAFTER CALLED THE GRANTOR(S), **HAS** BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES**TRANSFER AND CONVEY UNTO **Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 4 on the Plan of Nanearle Acres of record in Plat Book 1424, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maurice E. Bratton and wife, Patsy S. Bratton, by Warranty Deed from J.T. Simmons and wife, Willie Juanita Simmons, of record in Book 2449, Page 363, Register's Office for Davidson County, Tennessee, dated September 8, 1955 and recorded on September 11, 1955.

The said Patsy S. Bratton passed away on or about February 7, 2009, thereby conveying her interest in the property to her surviving spouse, Maurice E. Bratton, Sr., as tenant by the entirety. See Probate Case No. 11P-319, Chancery Court for Davidson County, Tennessee.

The said Maurice E. Bratton, Sr. passed away on or about December 31, 2010. See Probate Case No. 11P-320, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Maurice E. Bratton Jr., Trustee of the Maurice E. Bratton Sr. Decedent Trust by Executor's Quit Claim Deed from Maurice E. Bratton Jr., Executor of the Estate of Maurice E. Bratton Sr., deceased, of record in Instrument Number 20120913-0083323, Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on September 13, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

unimproved
This is improved x property, known as 807 Nanearle Place, Nashville, TN 37220

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 28th day of May, 2026.

The Maurice E. Bratton Sr. Decedents Trust

By: Maurice E. Bratton, Jr., Trustee
Maurice E. Bratton, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 28th day of May, 2026, before me personally appeared (via audio/video communication) Maurice E. Bratton, Jr., Trustee of The Maurice E. Bratton Sr. Decedents Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 May 29, 2026.

Affiant Signature

5/29/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of May, 2026.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026