WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

ADAM H. JEFFERSON TENNESSEE NOTARY PUBLIC My Comm Exp. January 22 2029 COUNTY OF DAVIDSON

G-TNREG-26-7252-1002

Karen Johnson
Batch # 1432510
06/10/2026 03:11:12 PM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20260610-0052772

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Anthony L. Greene	**Same as New Owner**	
(NAME)	(NAME)	**142-07-0F-040.00-CO**
7252 Highway 70 S #1002		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLENNA ROBIN GROCE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY L. GREENE, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot 40, Unit No. 1002, Bellevue Commons Townhomes, as established by a Master Deed recorded at Instrument No. 20000720-0071772 re-recorded at Instrument No. 20000828-0084760 amended at Instrument No. 20060824-0104869, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Glenna Robin Groce, a single woman by Warranty Deed from Tiffany Bryant, an unmarried woman of record in Instrument No. 20220111-0003465 Register's Office for Davidson County, Tennessee, dated January 07, 2022 and recorded on January 11, 2022.

This conveyance is subject to:

- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000720-0071772, re-recorded in Instrument No. 20000828-0084760 and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee.
- Grant of Easement in favor of Sarah E. Old of record in Book 7308, Page 762, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of James E. Hendrickson of record in Book 5202, Page 736, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement in favor of Harpeth Valley Utilities District of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage in favor of Metropolitan Government of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee.
- Easements in favor of the State of Tennessee for highway purposes of record in Book 5202, Page 732 and Book 5024, Page 458, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20000616-0060368, in the Register's Office for Davidson County, Tennessee.
- Charter for Bellevue Commons Townhome Association, Inc. of record in Instrument Number 20000720-0071771, as amended in Instrument No. 20000915-0091868 and Instrument No. 20001009-0100204, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7252 Highway 70 S #1002, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF JUNE, 2026.

Glenna Robin Groce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of June, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212