Karen Johnson Davidson County
Batch# 1441822 DEEDWARR
07/02/2026 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20260702-0059921

Prepared by and return to:
Nest Title & Escrow, LLC
1865 Ashland City Road, Suite A
Clarksville, TN 37043
File No. 2026-315

State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me this 24 day of June, 2026.

A. VOGLEMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public
My Commission Expires: Feb 13, 29

Address of New Owner:	Send Tax Bills to:	Tax Information:
Green Hills Growth LLC	New Owner	075 00 0 112.00
299 South Main Street Suite 1300 PMB 94539 Salt Lake City, UT 84111		

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, we

Alan Corey Stein and Griselda Contreras, Co-Trustees of the Stein Living Trust dated May 12, 2022

hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto

Green Hills Growth LLC, a Delaware Limited Liability Company

hereinafter called the GRANTEE(S), their heirs and assigns, the following tract or parcel of land, to-wit:

Beginning at an iron pin, said iron pin being the Southwest corner of the W. L. Tune property and lying in the Easterly margin of Chandler Road; thence South 52 degrees 32' 46" East with the Southerly line of said W. L. Tune property 763.33 feet to an iron pin, said iron pin being the Northwest corner of the S. W. Luhrs property; thence South 40 degrees 00' 00" west with the Western property line of

said S. W. Luhrs property 286.85 feet to an Iron pin, said pin being the Southwest corner of said S. W. Luhrs property; thence North 59 degrees 34' 39' West 690.08 feet to an iron pin, said pin being in the Easterly margin of Chandler Road; thence with the margin of said road with a curve to the right in a Northeasterly direction having a radius of 1,431.67 feet, a distance of 350.53 feet to the point beginning, containing 5.33 acres, more or less.

Being the same property conveyed to Griselda C. Contreras and Alan V. Stein, wife and husband by Warranty Deed from Ray W. Martin, an unmarried man, of record in Instrument No 20160229-0018695, in the Register's Office of Davidson County, Tennessee, dated February 18, 2016, and recorded on February 29, 2016.

Further being the same property conveyed to Alan Corey Stein, As Trustee of the Stein Living Trust dated 5/12/2022, by Quitclaim Deed from Alan V. Stein and Wife, Griselda C. Contreras, of record in Instrument No 20220519-0058220, in the Register's Office of Davidson County, Tennessee, dated May 13, 2022, and recorded on May 19, 2022.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property and the address of the herein described property is believed to be 4531 Chandler Road, Nashville, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Witness my hands this 23 day of June, 2026.

Stein Living Trust dated May 12, 2022

By: _____
Alan Corey Stein, Co-Trustee

By: _____
Griselda Contreras, Co-Trustee

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

On this 23 day of June, 2026, before me personally appeared **Alan Corey Stein and Griselda Contreras, Co-Trustees of Stein Living Trust dated May 12, 2022**, 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 23 day of June, 2026.

_____
Notary Signature
My commission expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Amy Voglemann, 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 06/24/2026 (date of document).

A Voglemann
Affiant Signature

06/30/2026
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 30th day of June, 2026.

BRITTNEY STEWART
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Brittney Stewart
Notary's Signature

MY COMMISSION EXPIRES: January 23 2028

NOTARY'S SEAL