Karen Johnson Davidson County
Batch# 1442680 DEEDWARR
07/06/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20260706-0060778

WARRANTY DEED

JODI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF July, 20 26

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

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
Elsa Merrell Dunn	U.S. Bank National Association	
(NAME)	(NAME)	147-05-0-013.00
344 Blackman Rd	3151 Highland Pointe Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42303	
(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, **Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Elsa Merrell Dunn, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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. 238 on the Plan of Final Plat of Re-Subdivision of Lot No. 238 on the Plan of Section One (Revised), Caldwell Hall of record in Instrument Number 20260422-0033421, 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 a portion of the same property conveyed to Alfred M. George and wife, Rose Virginia George by Warranty Deed from Robert C. Cline and wife, Doris B. Cline of record in Book 5492, Page 608, Register's Office for Davidson County, Tennessee, dated August 31, 1979 and recorded on September 4, 1979.

Alfred M. George died on or about November 25, 1997, leaving property to Rose Virginia George as surviving tenant.

Being a portion of the same property conveyed to Greenleaf Real Estate Development LLC, a Tennessee limited liability company by Warranty Deed from Rose Virginia George of record in Instrument No. 20250821-0066879 Register's Office for Davidson County, Tennessee, dated August 15, 2025 and recorded on August 21, 2025.

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 344 Blackman Road, Nashville, TN 37211

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 2nd day of July, 2026.

Greenleaf Real Estate Development, LLC

By William R Greenleaf, Member

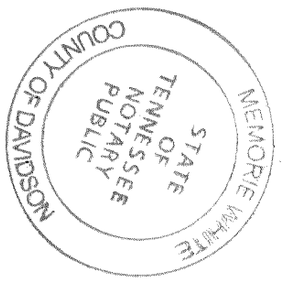
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a notary public of the state and county mentioned, personally appeared William R Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member of Greenleaf Real Estate Development, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Greenleaf Real Estate Development, LLC as Member.

Witness my hand and seal, at office in Nashville, TN, this 2nd day of July, 2026.

Notary Signature

My commission expires: 3-6-29



True Copy Certification

I, **Jodi Jackson,** 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 this the 2 day of July, 2026.

Affiant Signature
Date 7/2/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027