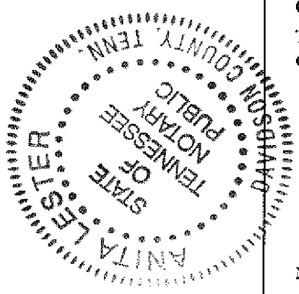
Karen Johnson Davidson County
Batch# 1450709 DEEDWARR
07/22/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,788.95
20260722-0066673

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 7/7/27
(AFFIX SEAL)

File No. AP-26-2928

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvain Templeman and Michelle Templeman	New Owner	
(NAME)	(NAME)	
1070B 2nd Avenue South		105-03-0A-004.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I/we, **Marc Alexander Greeley and Christopher Martin Stanley, a married couple**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylvain Templeman and Michelle Templeman, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1070-B as shown on the Exhibit attached to the Fifth Amendment to the Declaration establishing 1072 Southview on Second as of record in Instrument 20110523-0039435 (re-recorded in Instrument No. 20110829-0066724). The Declaration establishing 1072 Southview on Second being of record in Instrument 20100210-0010391, and further Amended in Instrument Nos. 20110113-0003548, 20110215-0012678, 20110401-0025137, 20110405-0026016, 20110523-0039435 (re-recorded in Instrument No. 20110829-0066724), 20110524-0039750, 20110801-0058964, 20121004-0090926, 20121009-0092440, 20121026-0098610 and 20130207-0012750 all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marc Alexander Greeley, unmarried and Christopher Martin Stanley, unmarried by Warranty Deed from Ameliah J. Fortune, a married woman of record in Instrument No. 20230203-0008001 Register's Office for Davidson County, Tennessee, dated February 1, 2023 and recorded on February 3, 2023.

This is property more commonly known as 1070B 2nd Avenue South, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 22nd day of July, 2026.

Marc Alexander Greeley

Christopher Martin Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2026, before me personally appeared Marc Alexander Greeley and Christopher Martin Stanley, 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 22nd day of July, 2026.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Certification of Recorded Documents

I, Channing Miles, 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 July 22, 2026.

(AFFIANT) – Channing Miles

July 22, 2026
Date

ANITA LESTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me July 22, 2026.

My commission expires: 7/7/26

Notary Public