This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-9514-SL

Karen Johnson Davidson County
Batch# 1457092 DEEDWARR
08/10/2026 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $18,315.00
20260810-0073569

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $4,950,000.00.

Affiant

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

Subscribed and sworn to before me, this the 6th day of August, 2026.

Notary Public
My Commission Expires: 7/30/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Presgrave and Kelly Rowlett Presgrave 15300 Riding Club Drive Haymarket, VA 20169	Atlantic Union Bank 1800 Robert Fulton Drive Ste. 350 Reston, VA 20191	117 01 0 064.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Louis A. Green, III and wife, Helen S. Green** (individually and/or collectively, "Grantor"), transfer and convey unto **Mark Presgrave and Kelly Rowlett Presgrave, husband and wife** (individually and/or collectively, "Grantee"), 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 2, PLAN OF THE REVISION OF PART OF W. M. CANTRELL'S SUBDIVISION, as shown on plat of record in Plat Book 2854, Page 67, 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 Louis A. Green, III and wife, Helen S. Green, by Warranty Deed from Roger N. Higgins as to a undivided forty nine percent (49%) interest and Ann M. Shipp, as to a undivided fifty one percent (51%) interest, as Tenants in Common with right of survivorship, of record in Instrument No. 20140407-0028904, in the Register's Office of Davidson County, Tennessee, dated April 04, 2014 and recorded on April 07, 2014.

This is improved property located at: **3701 Woodlawn Drive, Nashville, TN 37215**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of August, 2026.

GRANTOR:

Louis A. Green, III

Helen S. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Louis A. Green, III and Helen S. Green, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of August, 2026.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: OCTOBER 4, 2027

Tennessee Certification of Electronic Document

I, Emma Howard, 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 8/4/2026 (date of document).

Emma Howard
Affiant Signature

8/4/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4 day of August, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL