Karen Johnson Davidson County
Batch# 1459212 DEEDWARR
08/13/2026 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260813-0075169

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2026. Notary Public My commission expires: 7-3-28 (AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Greenleaf Real Estate Development, LLC	New Owner	146-14-0-042.00
104 East Park Dr Suite 300		
Brentwood TN	37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian Edward Anderson, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greenleaf Real Estate Development, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 9 on the Plan of Nanearle Acres, of record in Plat Book 1424, page 77, on said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to Brian Edward Anderson, a single person by Warranty Deed dated March 02, 2007, from Gary Dixon, a single person, of record in Instrument No. 20070305-0027197, in said Register's Office.

The said Brian Edward Anderson, a single person having quitclaimed to Brian Edward Anderson, an unmarried man, by Quitclaim Deed, dated December 16, 2016, of record in Instrument No. 20170103-0000366, in said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 146-14-0-042.00.

The Plan of record in Book 1424, page 77, in said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

This is improved property, known as 816 Nanearle Pl, Nashville, TN 37220.

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) that I/we am/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 myself/ourselves, my/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 31st day of July, 2026.

Brian Edward Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2026.

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly Mason, 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 7/31/26.

Affiant Signature

7/31/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 31 day of July, 2026.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

(Notary Seal)