Karen Johnson Davidson County
Batch# 1465382 DEEDWARR
08/31/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,200.39
20260831-0080377

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-26049-AP

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $594,700.00

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2026.

Notary Public
My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Alexander Greer 241 Crown Gardens Court Hermitage, TN 37076	Same As New Owner	087-05-0B-044-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Schell Brothers Nashville LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brian Alexander Greer, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The Land referred to herein below is situated In the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 44, Final Plat, Wembley Park, Subdivision Number 2022S-266-001, according to survey and plat of same appearing of record in Instrument Number 20230707-0052042, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Schell Brothers Nashville, LLC, a Delaware limited liability company by Warranty Deed from The Lux Development Group, LLC, a Tennessee limited liability company, dated march 13, 2024, recorded March 13, 2024, of record in Instrument No. 20240313-0017502 Register's Office for Davidson County, Tennessee.

This is improved property located at: **241 Crown Gardens Court, Hermitage, TN 37076**

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 their 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 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. 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 25th day of August, 2026.

GRANTOR:

Schell Brothers Nashville LLC, a Delaware Limited Liability Company

By:_____
Joseph Yurisic, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joseph Yurisic, 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 is the Authorized Signatory of Schell Brothers Nashville LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of August, 2026.

Notary Public
My Commission expires: 9/27/2026

Christina Curtis
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

CERTIFICATION

I, Chase M. Cosner (owner/preparer of document), 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 8/25/26 (date).

Affiant Signature

8/25/26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 25 day of Aug 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY