Karen Johnson Davidson County
Batch# 1467791 DEEDWARR
09/03/2026 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260903-0081783

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $345,000.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2026.

Notary Public
My commission expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Byron Greene Trust 3004 Dobbs Ave. Nashville, TN 37211	New Owner	119-14-0 138.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW T. CARTER, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY GREENE, TRUSTEE OF THE BYRON GREENE TRUST DATED JANUARY 9, 2023, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Resubdivision of Lot No. 4, Block "C" Woodbine Courts and Lot No. 57, Tuggle Heights, as of record in Book 9700, Page 624, amending Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew T. Carter by Warranty Deed from Richard W. Edmondson, dated 8/30/2012 and recorded 9/11/2012 in Instrument No. 20120911-0082285, Register's Office for Davidson County, Tennessee.

The said Property was not the marital residence of the grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3004 Dobbs Ave., 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st day of August, 2026.

Matthew T. Carter

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew T. Carter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2026.

My commission expires:

7/17/28

Notary Public

JOHN G. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/31/26.

Affiant Signature – Joshua A. Terry

8/31/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27