Karen Johnson Davidson County
Batch# 210215 DEEDWARR
03/26/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20190326-0027303

This instrument prepared by:
Brittany Davis
Farris Bobango Branan PLC
999 S. Shady Grove, Ste. 500
Memphis, TN 38120

Return to:
Signature Title Services, LLC
4751 Trousdale Drive, Suite 111
Nashville, Tennessee 37220

WARRANTY DEED

THIS INDENTURE, made and entered into as of this 22nd day of March, 2019 by and between **Jennifer J. Lacey, unmarried** (the "Grantor"), and **Gladson Muthian and Santhi Gladson, husband and wife** (the "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantors have bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1A on the Zone Lot Division, Lot 1, Glendale Villas, or record in Book 6200, Page 55, Register's Office for said County. Said Lot 1A fronts 49.8 feet on the Southerly margin of Glendale Lane and extends back between parallel lines 332.3 feet to a dead line.

Property Address: 1005 Glendale Lane, Nashville, Tennessee 37204
Parcel ID No.: 132-9-4.00

This is the same property conveyed to Grantor by Warranty Deed recorded at Instrument No. 20110926-0074354 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, their heirs, successors and assigns in fee simple forever.

Grantor hereby covenant with Grantee that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that the same is unencumbered, except for 2019 Davidson County property taxes and subdivision restrictions, building lines and easements in Plat Book 6200, Page 55; Covenants, Conditions and Restrictions at Plat Book 6299, Page 369, all of record in the aforesaid Register's Office and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The words Grantor and Grantee as used herein shall mean "Grantors" and Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of Grantor the day and year first above written.

Jennifer J. Lacey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jennifer J. Lacey to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 22nd day of March, 2019.

Keith C. Dennen
State of Tennessee Notary Public
Sumner County

Notary Public
My Commission Expires: 11-30-2019

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **$354,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of March, 2019.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public
My Commission Expires: OCT 2 0 2020

Owner Name & Address:
Gladson Muthian & Santhi Gladson
1005 Glendale Lane
Nashville, TN 37204

Mail Tax Bills To:
New owner

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

