WARRANTY DEED

Karen Johnson Davidson County
Batch# 261547 DEEDWARR
07/24/2019 11:36:30 AM 6 pgs
Fees: $33.00 Taxes: $1,128.50
20190724-0072621

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/20/2023
(AFFIX SEAL)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-050823

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Prasad Subbanna	Prasad Subbanna	
(NAME) 116 Honey Creek Lane	(NAME) 116 Honey Creek Lane	161-13-0B-116.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Five Thousand And No/100 Dollars ($305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL W. MCGLAFLIN, TRUSTEE OF THE JACQUELINE M. HUNTER REVOCABLE TRUST UNDER TRUST INSTRUMENT DATED 02/19/2004 AND MICHAEL W. MCGLAFLIN AND ADAM J. MCGLAFLIN AND GREGORY J. MCGLAFLIN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PRASAD SUBBANNA, A SINGLE MAN, 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 Unit No. 116 on the Plan of Creekside, as shown on Exhibit "C" of the Master Deed of Record in Instrument No. 20040702-0079260 Registers Office for said County, to which plan reference is thereby made for a more complete and accurate description.

Being the same property conveyed to Jacqueline M. Hunter, individually, and as Trustee of the Jacqueline M. Hunter Revocable Trust under Trust Instrument dated 02/19/2004 for the benefit of Jacqueline M. Hunter by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, of record in Instrument No. 20050316-0029138, Register's Office for Davidson County, Tennessee, dated March 15, 2005 and recorded on March 16, 2005.

Jacqueline M. Hunter having since died on December 21, 2005, leaving Michael W. McGlaflin as Susessor Trustee of the Jacqueline M. Hunter Revocable Trust under Trust Instrument dated 02/19/2004 for the benefit of Jacqueline M. Hunter and also leaving three (3) heirs, Michael W. McGlaflin, Adam J. McGlaflin and Gregory J. McGlaflin.

Also see Affidavit of Heirship dated _____ and recorded _____, of record in Instrument Number 201907240072620, Registers Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 116 Honey Creek Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

Witness Michael W. McGlaflin, Trustee of the Jacqueline M. Hunter Revocable Trust under Trust Instrument dated 02/19/2004 and Michael W. McGlaflin and Adam J. McGlaflin and Gregory J. McGlaflin this 24 day of JUNE, 2019.

Michael W. McGlaflin, Trustee of the Jacqueline M. Hunter Revocable Trust under Trust Instrument dated 02/19/2004

BY: _____
Michael W. McGlaflin
Trustee of the Jacqueline M. Hunter Revocable Trust

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this the 24th day of June, 2019, before me personally appeared Michael W. McGlaflin, Trustee of the Jacqueline M. Hunter Revocable Trust under Trust Instrument dated 02/19/2004, ~~to me known (or~~ proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24 day of June, 2019.

_____
Notary Public
My Commission Expires: 10/07/2022
(SEAL)

BCT3 HEMANSHU P. BADANI COMM...2257720 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. Oct. 7, 2022 BCT3

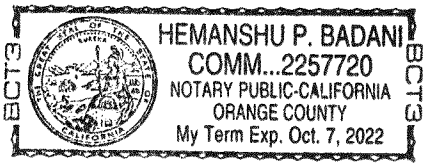
Michael W. McGlaflin

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this the 24th day of June, 2019, before me personally appeared Michael W. McGlaflin, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of June, 2019.

Notary Public
My Commission Expires: 10/07/2022
(SEAL)



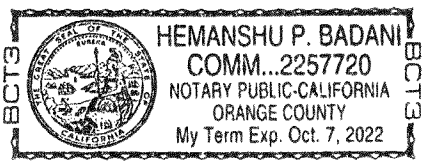
Adam J. McGlaflin

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this the 24th day of June, 2019, before me personally appeared Adam J. McGlaflin, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of June, 2019.

Notary Public
My Commission Expires: 10/07/2022
(SEAL)



Gregory J. McGlaflin

STATE OF CALIFORNIA
COUNTY OF ORANGE

On this the 24th day of June, 2019, before me personally appeared Gregory J. McGlaflin, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of June, 2019.

Notary Public

My Commission Expires: 10/07/2022

(SEAL)

HEMANSHU P. BADANI
COMM...2257720
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. Oct. 7, 2022

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

