WARRANTY DEED

Karen Johnson Davidson County
Batch# 276405 DEEDWARR
08/26/2019 12:23:21 PM 2 pgs
Fees: $13.00 Taxes: $1,457.80

20190826-0085642

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of August, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joanna Kay Rosenblum and Dylan Glynn		142 13 0A 049.00
(NAME)	(NAME)	
311 Glenridge Ct	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kevin Hanscomb, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joanna Kay Rosenblum and Dylan Glynn, wife and husband**, 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. 49 on the Plan of Phase I and Boundary Plat of Riverside, as of record in Plat Book 6900, Pages 490, 491, and 492, as revised in Plat Book 6900, Page 784, and as corrected in Instrument No. 20040506-0052081, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Hanscomb by Warranty Deed from Andrew W. Mathews, both Individually and as Trustee of the Andrew W. Mathews Revocable Living Trust uad December 17, 2001 and Linda L. Mathews, both Individually and as Trustee of the Linda L. Mathews Revocable Living Trust uad December 17, 2001 dated March 17, 2014 and recorded March 18, 2014 as Instrument Number 20140318-0022221, in said Register's Office for Davidson County, Tennessee.

Myra S. Hanscomb joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 311 Glenridge Ct, Nashville, TN 37221

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.

Witness our hands this 20 day of August, 2019

Kevin Hanscomb

Myra S. Hanscomb,
by Kevin Hanscomb, Attorney-in-Fact

By Kevin Hanscomb, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kevin Hanscomb, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kevin Hanscomb, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Myra S. Hanscomb, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Myra S. Hanscomb, for the purposes therein contained.

Witness my hand and official seal, this the 20th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

File Number: FND-1907911SSO