This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5476

Karen Johnson Davidson County
Batch# 315658 DEEDWARR
11/14/2019 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20191114-0117566

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2019

SELINA A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 03/08/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Norman W. Glessner and Mary Anne Glessner 3715 Shane Point Place Nashville TN 37211	Norman W. Glessner 16695 Cielo Court Parker, CO 80134	172-16-0A-025.00-CO

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 considerations, the receipt of which is hereby acknowledged, I, **Jeremy P. Smith, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Norman W. Glessner and Mary Anne Glessner, husband and wife,** 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. 25 on the Plan of Revision to Shane Point of record in Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy P. Smith, an unmarried man, by deed from D. C. Brantley and wife, Carol D. Brantley, of record in Instrument No. 20150309-0020110, Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 9, 2015. (Value or consideration shown in aforementioned deed $205,600.00.)

This is improved property located at: **3715 Shane Point Place, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller 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 13th day of November, 2019.

GRANTOR:

Jeremy P. Smith

PROVINCE OF ILLINOIS
REGION OF LAKE

Before me, the undersigned, a Notary Public of the Province and Region aforesaid, personally appeared Jeremy P. Smith, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of November, 2019.

OFFICIAL SEAL
JENNIFER V LEGASPI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/27/23

Notary Public
My Commission expires: 03-27-23

201911140117566

True Copy Certification

I, Jessica Lascelle, 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 Davidson

Personally appeared before me, Seth Dearinger, a notary public for this county and state, 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: 03/09/21