This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

Karen Johnson Davidson County
Batch# 322405 DEEDWARR
12/02/2019 08:59:29 AM 2 pgs
Fees: $13.00 Taxes: $606.43
20191202-0123205

ADDRESS NEW OWNER:
Zachary Ryan Glover
3401 Anderson Rd., Unit 10
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MAP/PARCEL NO.

136-15-0B-010.00

MORTGAGEE:
Gardner Financial Services LTD, d/b/a Legacy Mutual Mortgage
3603 Pacesands Pkwy
San Antonio, Tx 78231

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Anthony Russo, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Zachary Ryan Glover, Unmarried Man,** hereinafter called the "GRANTEE", his 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 all of **Unit 10 on the Plan of a Horizontal Property Regime (Private Element) Phase I, Smith Springs Townhomes,** as shown by plat and survey of record in Plat Book 11700, page 16, as revised in Plat Book 11700, page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Anthony Russo and Stacy Russo, husband and wife, by Warranty Deed dated September 18, 2015, from Joselyn O. Threalkill, unmarried, of record in Instrument No. 20150922-0096275, as corrected in Instrument No. 20191114-0117572, both of the Register's Office for Davidson County, Tennessee

Anthony Russo and Stacy Russo subsequently divorced by entry of a Final Decree of Divorce on March 16, 2018 in the Third Circuit Court for Davidson County, Tennessee, Docket No. 17D-1913. See also Quitclaim Deed from Stacy Russo to Anthony Russo dated October 22, 2019 and recorded simultaneously herewith in Instrument No. 20191202-0123204, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **3401 Anderson Rd., Unit 10, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs and assigns, to

warrant and forever defend the title to the said land to the said GRANTEE, and his 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 **26th** day of **November, 2019**.

Anthony Russo

Anthony Russo

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Anthony Russo**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of November, 2019.

Lisa D. Turner

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 4/20/2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $163,900.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of November, 2019.

NOTARY PUBLIC

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

My Commission Expires: _____

File No. 19105731