WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: May 9, 2021

(AFFIX SEAL)

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-BC-19-2912

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christina Leigh Holden	New owner	
(NAME)	(NAME)	**060-12-0-025.00**
2912 Morningside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERICA GLUCK, A SINGLE WOMAN, AND AND CHRIS GLUCK AND MARY GLUCK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA LEIGH HOLDEN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 37 and 38 of Block "B" on the Plan of Highland Park of record in Plat Book 974, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots Nos. 37 and 38 adjoin and front together 50 feet on the Westerly side of Morningside Drive, and run back parallel lines 150 feet to a dead line.

Being the same property conveyed to Erica Gluck, a single woman and Chris Gluck and Mary Gluck, as tenants in common with right of survivorship by Warranty deed from Stephen Downs, married of record in Instrument No. 20180626-0061354 Register's Office for Davidson County, Tennessee, dated June 04, 2018 and recorded on June 26, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 33, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1062, Page 1, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2912 Morningside Drive, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 336916 DEEDWARR
12/31/2019 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20191231-0135161

Witness my/our hand(s) this the 27th DAY OF DECEMBER, 2019.

Erica Gluck by Kate Nyquist, Attorney In Fact
Erica Gluck by Kate Nyquist,
Attorney in Fact

Chris Gluck by Kate Nyquist, Attorney In Fact
Chris Gluck by Kate Nyquist,
Attorney in Fact

Mary Gluck by Kate Nyquist, Attorney In Fact
Mary Gluck by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERICA GLUCK AND CHRIS GLUCK AND MARY GLUCK, and who acknowledged he/she/they executed the same as the free act and deed of the said ERICA GLUCK AND CHRIS GLUCK AND MARY GLUCK.

Witness my hand and official seal, this the 27th of December, 2019.

Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)