Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Davidson County
Batch# 443259 DEEDWARR
07/23/2020 01:36:53 PM 2 pgs
Fees: $13.00 Taxes: $3,595.40
20200723-0081254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $971,731.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2020.

Notary Public

My commission expires:

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Janelle Gallagher Brannon Askew	NEW OWNER	135-05-0Y-001.00-CO
950 Glendale Lane		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICKEY L. HARLOW AND JANICE R. HARLOW, TRUSTEES OF MICKEY AND JANICE HARLOW TRUST DATED MARCH 9, 2016**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANELLE GALLAGHER AND BRANNON ASKEW,*** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*wife and husband

Land in Davidson County, Tennessee, being Unit 950A, of 950 Glendale Lane Townhomes, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 950 Glendale Lane Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190919-0095145 and being shown on Plat attached thereto as Exhibit "B", 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 William C. Tuggle and Christie W. Tuggle by Warranty deed from Lillian L. Tuggle of record in Book 7198, page 547, Register's Office for Davidson County, Tennessee, dated October 15, 1986 and recorded on April 9, 1987.

Being the same property conveyed to William C. Tuggle and wife, Christie W. Tuggle, as tenants by the entirety by Quitclaim deed from William C. Tuggle of record in Instrument No. 20010207-0012152 Register's Office for Davidson County, Tennessee, dated February 1, 2001 and recorded on February 7, 2001.

Being the same property conveyed to William C. Tuggle and wife, Christie W. Tuggle, Trustees U/A/D January 14, 1994 by Quitclaim deed from William C. Tuggle and wife, Christie W. Tuggle, as tenants by the entireties of record in Instrument No. 20010207-0012153 Register's Office for Davidson County, Tennessee, dated February 1, 2001 and recorded on February 7, 2001.

Being a portion of the same property conveyed to Mickey L. Harlow and Janice R. Harlow, as Trustees of the Mickey and Janice Harlow Trust Dated March 09, 2016 by Warranty deed from Christie W. Tuggle, Trustee of the William Charles Tuggle and Christie W. Tuggle Joint Revocable Living Trust Dated January 14, 1994 of record in Instrument No. 20190315-0024023 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 15, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 950 Glendale Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of July, 2020.

Mickey and Janice Harlow Trust dated March 9, 2016

By: Mick L Harlow, Trustee
Mickey L. Harlow, Trustee

By: Janice R. Harlow, Trustee
Janice R. Harlow, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mickey L. Harlow and Janice R. Harlow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the Mickey and Janice Harlow Trust dated March 9, 2016, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2020.

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

My Commission Expires: 5/3/21