Karen Johnson Davidson County
Batch# 445213 DEEDWARR
07/29/2020 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.13
20200729-0083116

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35420-04-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $524,900.00. Affiant Subscribed and sworn to before me this 27th day of July, 2020. Notary Public My Commission Expires: 11/22/23 LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

WARRANTY DEED

Address New Owner: Dimond M. Noravon Michelle Noravon 4109 Colorado Avenue Nashville, TN 37209	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 103 04 0 425 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Glasser and wife, Susan Glasser** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dimon M. Noravon and Michelle Noravon, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4109 Colorado Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 27th day of July, 2020.

Brian Glasser

Susan Glasser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Glasser and Susan Glasser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 24 on the Plan of West End Annex as Subdivided by Sylvan Park of record in Plat Book 332, page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hedreby made for a more complete description of the property.

Said part of Lot No. 24 fronts 50 feet along the Southerly side of Colorado Avenue and extends 164.4 feet along the Easterly and Westerly side lines to a line in the rear which measures 50 feet thereon.

Being the same property conveyed to Brian Glasser and wife, Susan Glasser by deed dated September 8, 2017 from Julie Ann Campbell, a single person of record in Instrument No. 20170915-00954507, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 332, page 61, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

