Karen Johnson Davidson County
Batch# 449050 DEEDWARR
08/03/2020 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,996.63
20200803-0085423

35561

WARRANTY DEED

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $809,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Heinzen and Julia Heinzen	Servion, Inc	
(NAME) 4133 Lealand Lane	(NAME) 500 Main St STE 100	132-05-0D-001.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS) New Brighton, MN 55112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GREGORY JAMES GLENN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS J. HEINZEN AND JULIA HEINZEN, 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 Unit A of Lealand Lane Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lealand Lane Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20051006-0120664, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lealand Lane Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20051006-0120664, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Gregory James Glenn and Loa Eileen Glenn, husband and wife, by Warranty deed from Steven T. Townsend and wife, Betty S. Townsend, of record in Instrument No. 20140716-0062780 Register's Office for Davidson County, Tennessee. Loa Eileen Glenn has since died, vesting title solely in Gregory James Glenn as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 4133 Lealand Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 31st day of July, 2020

Gregory James Glenn by Kevin Montgomery, Attorney in Fact

GREGORY JAMES GLENN

BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of July, 2020, before me personally appeared Kevin Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Gregory James Glenn and acknowledged that he executed the same as the free act and deed of Gregory James Glenn.

Witness my hand and official seal this 31 day of July, 2020.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 6, 2021

Notary Public

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

