THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P20-11382-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **337,450.00**. Amy Nolan Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December, 2020 Lashonda H. Maxey Notary Public MY COMMISSION EXPIRES: 11-5-2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 532702 DEEDWARR
12/14/2020 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,248.56
20201214-0146560

LASHONDA H. MAXEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Mark Grose	New Owner	MAP
2036 Argo Ln		PARCEL 172-T5-0A 211.00
Nashville, TN 37211		
(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, WE, **John Gladney, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Grose and Johanna Grose, 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 Lot No. 160 on the plan of Revision to Lots 160 & 161, Section Eleven, Holt Woods, of record in Book 9700, page 408 as revised in Book 8250, page 807, Registers Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Gladney by Warranty deed from Jim Stanley and wife, Christy Stanley of record in Instrument No. 20050517-0055389 Register's Office for Davidson County, Tennessee, dated May 10, 2005 and recorded on May 17, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2036 Argo Ln, Nashville, TN 37211.**

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 _____ hand( ) this the 3rd day of December, 2020.

John Gladney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Gladney** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of December, 2020.

My Commission expires: 10-2-2023

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LUKE KELLUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, LaRhonda H. Maxey, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LaRhonda H. Maxey

My Commission Expires: 11/05/2024

