Karen Johnson Davidson County
Batch# 555699 DEEDWARR
01/15/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210115-0007386

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 3.17.24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Callie Blount Kenneth W. Aldridge Sr.	New owner	061 11 0 015.00
(NAME)	(NAME)	
4201 Burrus St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cony R. Glaeser and Diane D. Glaeser, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Callie Blount, a married woman and Kenneth W. Aldridge Sr., a married man,** 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:

BEING a tract marked "Wm. Curley" on the Plan of Curley Manor, as of record in Book 1835, Page 73, Register's Office of Davidson County, Tennessee, and being the northeast part of Lot No, 3 7 on the Plan of a Resubdivision of Lots Nos. 11 to 17, inclusive, of I.C. McMahan's Maplewood Tract, as of record in Book 547, Page 144, Register's Office of Davidson County, Tennessee, as follows:

BEGINNING at a point on the westerly margin of Richland Street, opposite a concrete monument at the northeast corner of Lot No. 2 on the plan of Curley Manor; thence with the line of Lots Nos. 20 and 18, North 89 deg. 42 min. West 220.3 feet to a concrete monument at the common corner of Lot Nos. 18 and 17; thence with the line of Lot No. 17, North 50 deg. 20 min. West 95.3 feet to the northwest corner of Lot No. 17 In the easterly line of Lot No. 16; thence, with the line of Lot No. 16 North 23 deg. 25 min. East 44. 6 feet to a concrete monument at the northeast corner of Lot No. 16 in the south line a/Gordon David property,· thence with Davis line South 89 deg. 42 min. East 277.5 feet to the westerly margin of Richland Street,· thence with the margin of the same, South 0 deg. 30 min. West, 101.5 feet to the beginning.

Being the same property conveyed to Cony R. Glaeser and Diane D. Glaeser, husband and wife, by Warranty Deed from Julie Cook and Joshua T. Cook, wife and husband, dated July 5, 2019 and recorded July 11, 2019 in Instrument No. 20190711-0067640, in the Register's Office of Davidson County, Tennessee.

Subject to Taxes for 2021 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, dra inage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4201 Burrus St., Nashville, TN 37216

(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/our hands this 15th day of January, 2021.

Cony R. Glaeser

Diane D. Glaeser

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cony R. Glaeser and Diane D. Glaeser, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 15th day of January, 2021.

Notary Public
My Commission Expires: 6/19/2023

JENNIFER A HOEFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: 20202441

True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021