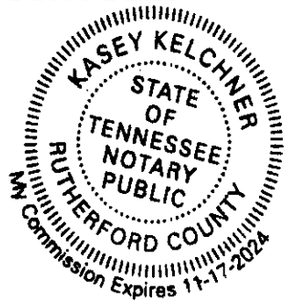
WARRANTY DEED



File # 15411

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Falonda Glenn	F & M Bank	05014020600
(NAME)	(NAME)	
3209 Sennadale Lane	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Clarksville TN 37040	
(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, I/WE, **ADS of South Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Falonda Glenn and James Carthell Glenn, wife and husband,** 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:

Lot 279, on the Plan of Parkwood Estates, Section Two, as shown on plat of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for amore particular description of said property.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument No. 20161114-0119488, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3209 Sennadale Lane, Nashville, TN 37207
(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.

Karen Johnson Davidson County
Batch# 587099 **DEEDWARR**
03/08/2021 02:17:20 PM 2 pgs
Fees: $13.00 Taxes: $880.60

20210308-0030011

Witness my/our hands this 5th day of March, 2021.

ADS of South Florida, LLC

By: _____
James Barret, Authorized Agent

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of ADS of South Florida, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of ADS of South Florida, LLC by himself as Authorized Agent.

WITNESS my hand and seal this 5th day of March, 2021.

_____
Notary Public
My Commission Expires: _____

File No.: 15411

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022