WARRANTY DEED

Karen Johnson Davidson County
Batch# 595548 **DEEDWARR**
Ch 03/19/2021 10:08:01 AM 2 pgs
1 Fees: $13.00 Taxes: $4,754.50

20210319-0036568

R-SB-VRES-21-758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kristofer Glazier	New Owner	
(NAME)	(NAME)	
758 Saussy Place		**115-09-0A-007.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JB FIDELITY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTOFER GLAZIER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of The Woods of West Meade "A Planned Unit Development" of record in Plat at Instrument No. 20031027-0157620, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JB Fidelity Partners, LLC by Warranty deed from American Eagle Construction, LLC of record in Instrument No. 20180508-0044040 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 08, 2018.

Being the same property conveyed to Jack E. Polson by QuitClaim deed from JB Fidelity Partners, LLC of record in Instrument No. 20181212-0120857 Register's Office for Davidson County, Tennessee, dated December 11, 2018 and recorded on December 12, 2018.

Being the same property conveyed to JB Fidelity Partners, LLC by QuitClaim deed from Jack E. Polson of record in Instrument No. 20200422-0042219 Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on April 22, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record as Instrument Number 20031027-0157620, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030924-0141426, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20030305-0029209, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20030421-0052251, in the Register's Office for Davidson County, Tennessee.
- Easements to Nashville Electric Service of record in Book 3251, Page 591 and Book 4558, Page 802, in the Register's Office for Davidson County, Tennessee.
- Easements to Overhead Lines of record in Book 6230, Page 156 and Book 6623, Page 646, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **758 Saussy Place, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 15th DAY OF MARCH, 2021.

JB Fidelity Partners, LLC

BY: _____
Brian Warford
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN WARFORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of JB FIDELITY PARTNERS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of March, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212