THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434466** Karen Johnson Davidson County Batch# 643102 **DEEDWARR** 05/24/2021 11:54:12 AM 2 pgs Fees: $13.00 Taxes: $1,628.00 20210524-0069990	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2021. Notary Public My Commission Expires: HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Walter H. Glenn, III and Donna R. Glenn 2014 Hedgelawn Drive Lebanon, TN 37090	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 06 0L 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher S. Hardin and Fielding Glenn Hardin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter H. Glenn, III and Donna R. Glenn, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 18 as shown on the Plan of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of Treaty Oaks Cottages of record in Instrument No. 20141120-0107174, as amended in Instrument No. 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479 and 20190228-0018398, in the Register's Office for said Davidson County, Tennessee, Plat Exhibit "B" to which Master Deed plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Christopher S. Hardin and Fielding Glenn Hardin, a married couple, by Quitclaim Deed from Christopher S. Hardin, unmarried, of record in Instrument No. 20201104-0129459, in the Register's Office of Davidson County, Tennessee, dated October 29, 2020 and recorded on November 04, 2020.

Being the same property conveyed to Christopher S. Hardin, Unmarried, by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190205-0010802, in the Register's Office of Davidson County, Tennessee, dated January 31, 2019 and recorded on February 05, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141120-0107174 as amended in Instrument Nos. 20150113-0003651; 20150814-0081914; 20160826-0089501; 20160922-0099884; 20180725-0072479 and 20190228-0018398.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140707-0059372.

Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 5039, Page 863.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20140916-0084730.

Easement recorded in Instrument No. 20181121-0114523.

This is improved property located at 1026 Treaty Oaks Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2021.

Christopher S. Hardin

Fielding Glenn Hardin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher S. Hardin and Fielding Glenn Hardin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2023