THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36258-04-2021

Karen Johnson Davidson County
Batch# 647261 **DEEDWARR**
06/01/2021 03:17:09 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50

20210601-0073348

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2021.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel Slagle, Juliana Dean 312 Glenridge Court Nashville, TN 37221	New owner	Map and Parcel No.: 142130A04800CO

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, **Marnie Redmond, Trustee of The Redmond Living Trust dated July 7, 2011** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Taylor Slagle and Juliana Young Dean, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 312 Glenridge Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27 day of May, 2021.

Marnie Redmond, Trustee

Marnie Redmond, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marnie Redmond, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Redmond Living Trust dated July 7, 2011 and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Phase I and Boundary Plat of Riverside, as of record in Plat Book 6900, pages 490-492, revised Plat Book 6900, page 784, and corrected as Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Marnie E. Redmond, unmarried by deed dated June 26, 2013 from Oniel J. D'Souza and wife, Hema O. D'Souza of record in Instrument No. 20130701-0067920, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 17, 2014 of record in Instrument No. 20140219-0014258, Register's Office for Davidson County, Tennessee, Marnie Redmond conveyed subject property to Marnie Redmond, Trustee of The Redmond Living Trust dated July 7, 2011. Marnie E. Redmond and Marnie Redmond being one and the same person.

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 142130A04800CO.
3. Declaration of Covenants, Conditions and Restrictions for Riverside of record in Book 7185, page 619, Book 7405, page 780, amended as Instrument No. 20040419-0044162, Instrument 20091124-08147 and Instrument 20091204-011306, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Riverside Homeowner's Association of record in Instrument No. 20040608-0067841, and Instrument No. 20040608-0067842, and Instrument No. 20040608-0067844, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 490-492, revised in Plat Book 6900, page 784, corrected in Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee.
6. Easement for conservation greenway of record in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.
7. Easement for water line of record in Book 6970, page 275, Register's Office for Davidson County, Tennessee.
8. Easement contained in Deed of record in Book 6972, page 45 and Book 7103, page 48, Register's Office for Davidson County, Tennessee.
9. Easement for drainage of record in Book 7574, page 645, Register's Office for Davidson County, Tennessee.
10. Easement for sewer line of record in Book 7803, page 642, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6970, page 278, and Book 6970, page 281, Register's Office for Davidson County, Tennessee.
12. Agreement recorded in Book 7400, page 645, Register's Office for Davidson County, Tennessee.