Karen Johnson Davidson County
Batch# 663080 DEEDWARR
06/23/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210623-0084787

Name and Address of New Owner:
Angelina Burnett
1615 McEwen Avenue
Nashville, TN 37206

Send Tax Bills To: SYNOVUS BANK
800 SHADES CREEK PKWY, MS101
BIRMINGHAM, AL 35209

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 083-06-0-344.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Glean Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Angelina Burnett, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly 57 feet of the Southerly 150 feet of Lot No. 2 on the Plan of W.L. Horn's Spout Spring Addition, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee. Being Lot A on the unrecorded Subdivision of said Lot No. 2, described according to a survey made by Z.L. Wilkinson, Surveyor, September 4, 1940, as follows: Beginning at the Northeast corner of McEwen Street and Rudolph Street; thence with the Northerly margin of McEwen Street, Eastwardly, 57 feet; thence at right angles, Northwardly, 150 feet; thence at right angles, Westwardly, 57 feet, to the Easterly margin of Rudolph Street; thence with said Street, Southwardly, 150 feet, to the beginning.

Being the same property conveyed to Glean Properties, LLC, A Tennessee Limited Liability Company, by deed dated April 23, 2018, and recorded April 30, 2018, from Jesse Correll and Jeanne Moren, of record in Instrument Number 20180430-0040342, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1615 McEwen Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2021.

Glean Properties, LLC,
a Tennessee Limited Liability Company

By: _____
Dawn Marie Bunetta, Sole Member

STATE OF New Mexico
COUNTY OF Santa Fe

Before me, the undersigned, personally appeared Dawn Marie Bunetta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Glean Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Dawn Marie Bunetta as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal this 11th day of June, 2021.

_____
Notary Signature

My commission expires: July 26 2021

OFFICIAL SEAL
SUSAN FROESTOS
NOTARY PUBLIC-State of New Mexico
My Commission Expires 07-26-2021

**AFFIDAVIT OF VALUE**

STATE OF ~~TENNESSEE~~ New Mexico

COUNTY OF ~~DAVIDSON~~ Santa Fe

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
14th day of June, 2021.

_____
Notary Public
My commission expires: _____
File No. 2021-812

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025
ELIZA WHITFIELD



202106230084787

# True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022