Karen Johnson Davidson County
Batch# 703250 DEEDWARR
08/24/2021 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $678.32
20210824-0114061

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6289

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,330.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of August, 2021

Notary Public

Commission Expires: 9-7-21

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nancy Samuel 3203 Oakview Court Antioch, TN 37013	Nancy Samuel 538 Bancroft Way Franklin, TN 37064	150-07-0-367.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Glenn Athen, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy Samuel,

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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 13B on the Plan of Zone Lot Division, Lots 13 and 15, Lakeshore Woods, Section 2 of record in Book 5800, Page 383, which amended Book 5200, Page 608, 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 Glenn Athen, married by Warranty Deed from Trustee, Inc., Trustee of the Jerry Leediker and Nancy Leediker Family Trust of record in Instrument No. 20180905-0087672 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 05, 2018.

This property has never been a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3203 Oakview Court, Antioch, TN 37013

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 so 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.

Dated this the 20th day of August, 2021.

Glenn Athen

STATE OF ~~TENNESSEE~~ MRK FL
COUNTY OF ~~WILLIAMSON~~ BAY MRK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Glenn Athen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood~~, ~~Tennessee~~ PANAMA CITY, FLORIDA this 20th day of August, 2021.
MRK MRK

Michael R. Kent
Notary Public, State of Florida
My Comm. Exp April 13, 2022
Comm No GG 194577

Notary Public
My Commission Expires: 13APR2022

(Notary Seal)

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/20/21.

Affiant Signature

8/20/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY