This instrument prepared by:
J. Randall Hooper
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37027

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 728212 DEEDWARRSP
10/01/2021 08:30:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211001-0131987

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Glessner Trust Norman W. Glessner, Trustee Mary Anne Glessner, Trustee 804 Sunset View Dr. Hermitage, TN 37076	Same as New Owner	086 13 0B 037.00

SPECIAL WARRANTY DEED TO TRUSTEES

For good and valuable consideration, receipt of which is hereby acknowledged, **Norman Glessner** and **Mary Anne Glessner, husband and wife**, hereinafter Grantors, do transfer and convey unto **Norman W. Glessner and Mary Anne Glessner, Trustees of Glessner Trust** dated August 12, 2021, hereinafter Grantees, their successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Villa #1231, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, *et. seq.* by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210-0127306 in said Register's Office, as revised in Instrument No.

20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

Being the same property conveyed to Norman Glessner and Mary Anne Glessner, husband and wife, by deed from Beazer Homes, LLC, A Delaware Limited Liability Company of record in Instrument No. 20210108-0004178, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 804 Sunset View Drive, Hermitage, Tennessee.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantees, their successors and assigns in fee simple forever.

Grantees, as Trustees, have the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement. The property and its proceeds have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantors do now and will forever warrant and defend the title to the herein described real property to Grantees, their heirs, successors and assigns against all persons claiming the same from, through or under Grantors, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. 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 hand on August 12, 2021.

Norman Glessner, Grantor

Mary Anne Glessner, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, Norman Glessner and Mary Anne Glessner, with whom I am personally acquainted and who upon oath acknowledged they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal on August 12, 2021.

Sara Kenman
Notary Public
My Commission Expires: 2/21/22

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to a revocable living trust created by Grantors.

Subscribed and sworn to before me on August 12, 2021.

Norman W. Glessner, Trustee, Grantee

Sara Kenman
Notary Public
My Commission Expires: 2/21/22