Karen Johnson Davidson County
Batch# 747464 DEEDWARR
11/01/2021 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,748.25
20211101-0146216

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215985

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$472,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 28th day of October, 2021.

Notary Public
My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 28th day of October, 2021, among:

BETHANY L. VINCENT, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

STEVEN MICHAEL GLADDEN, A MARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat, Peeples Estate Subdivision of record in Plat at Instrument No. 20180508-0044075, 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 a portion of the same property conveyed to Ivan Gonzalez by Warranty deed from Curtis T. Stewart, married of record in Instrument No. 20181001-0096985 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018.

Being the same property conveyed to Bethany L. Vincent, an unmarried woman by Warranty deed from Ivan Gonzalez, unmarried of record in Instrument No. 20191025-0109615 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 25, 2019.

Being the same property conveyed to Stephen Michael Gladden, a married man, by Warranty deed from Bethany L. Vincent, an unmarried woman of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Being also known as 235 Liberty Ln Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bethany L. Vincent

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bethany L. Vincent, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of October, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Steven Michael Gladden
Address: 235 Liberty Ln
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: CapStar Bank
Address: 2002 Richard Jones Rd Ste 300A
City, State, Zip: Nashville, TN 37215

Tax ID: 026-00-0-186.00

Certificate of Authenticity

I, **Nick Harris**, 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 **10-28-2021**.

Affiant Signature

10-28-2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28th** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 3/7/22

Date

