Karen Johnson Davidson County
Batch# 751584 DEEDWARR
11/09/2021 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211109-0149371

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211037942

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary Santana 825 Delmas Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072 09 0 213.00

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, **David H. Glotzer and Charlotte A. Meyer, Trustees of the Glotzer-Meyer Family Trust dated October 28th, 2014** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Zachary A. Santana, unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 40 feet front and 28 feet rear of Lot No. 23, on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County. Said part of Lot No. 23 fronts 40 feet on the Northerly side of Delmas Avenue and extends back 192 feet, more or less, on the Easterly line and 192 feet with the Easterly margin of the L&N Railroad, on the Westerly line to a dead line, measuring 28 feet thereon.

Being the same property conveyed to David H. Glotzer and Charlotte A. Meyer, Trustees of the Glotzer-Meyer Family Trust dated October 28th, 2014, by Quitclaim Deed from David Howard Glotzer and Charlotte Anna Meyer, husband and wife, of record in Instrument No. 20190823-0084814, in the Register's Office of Davidson County, Tennessee, dated August 08, 2019 and recorded on August 23, 2019.

Being the same property conveyed to David Howard Glotzer and Charlotte Anna Meyer, husband and wife, by Warranty Deed from Jessica Lee, a single woman, of record in Instrument No. 20190815-0081632, in the Register's Office of Davidson County, Tennessee, dated August 08, 2019 and recorded on August 15, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of East Hill Addition, as recorded in Plat Book 332, Page(s) 33.

Easement recorded in Book 2346, Page 347.

This is improved property located at 825 Delmas Avenue Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of October, 2021.

The Glotzer-Meyer Family Trust dated October 28th, 2014

By: David H. Glotzer, Trustee

By: Charlotte A. Meyer, Trustee

STATE OF California)
COUNTY OF Alameda)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David H. Glotzer and Charlotte A. Meyer**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Trustees of the **Glotzer-Meyer Family Trust dated October 28th, 2014**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 28 day of October, 2021.

C. HAINES
Notary Public - California
Contra Costa County
Commission # 2324958
My Comm. Expires Apr 15, 2024

Notary Public C. Haines

My Commission Expires: 4-15-2024

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/28/21.

Affiant Signature

11/3/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/3/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON