Karen Johnson Davidson County
Batch# 762561 DEEDWARR
11/30/2021 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20211130-0157528

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

James Horwath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0912

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Horwath	CMG Mortgage dba CMG Financial	Map: 07509017500
(NAME) 210 Bonnavue Dr.	(NAME) 3160 Crow Canyon Rd. Ste 400	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS ($288,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

REBECCA A. DAVIS, EXECTUTOR UNDER THE WILL OF THE ESTATE OF INGEBORG N. GLASSCOCK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES HORWATH, AN UNMARRIED MAN,

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:

Land in Davidson County, Tennessee, being Lot No. 941, on the Plan of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, Page 24, Register's Office for said County.

Said Lot No. 941 fronts 80.0 feet on the easterly margin of Bonnavue Drive and runs back between lines 151.35 feet on the northerly line and 143.82 feet on the southerly line to a dead line in the rear on which it measures 86.0 feet.

Being the same property conveyed to Ingeborg N. Glasscock, a widow, by deed from Homer W. Parker and wife, Era M. Parker, of record in Book 4160, Page 502, dated August 10, 1967, Register's Office for said County. The Grantor herein executes this instrument as Executrix of the Estate of Ingeborg N. Glassock pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 21P-578.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 24, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3643, Page 243, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 210 Bonnavue Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 22nd day of November, 2021.

Estate of Ingeborg N. Glasscock

BY: _____
Rebecca A. Davis
Executor

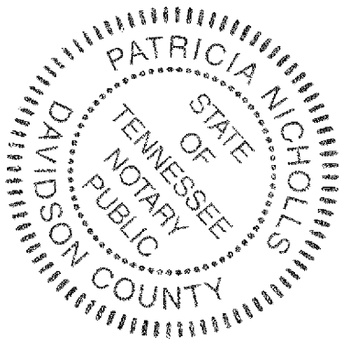
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rebecca A. Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Executor of Estate of Ingeborg N. Glasscock the within named bargainer, and corporation, and that he/she as such Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of November, 2021.

My Commission Expires: 3/6/24

_____
Notary Public



Certification of Recorded Documents

I, Aubrey Seavers, 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 November 22, 2021.

(AFFIANT) – Aubrey Seavers

11/22/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 22nd day of November, 2021.

My commission expires: 3/6/24

Notary Public

