Karen Johnson Davidson County
Batch# 785803 DEEDWARR
01/10/2022 11:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,690.90
20220110-0002576

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Allan S. Night Trust 2632 West Beverly Blvd. Montebello, CA 90640	New Owner	081-11-0-511.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael D. Glenn Jr. and Michael R. Glenn, husband and wife, as joint tenants**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Allan S. Night, Trustee of the Allan S. Night Trust**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 202 on the Plan of D.T.McGavock, Wetmore and Others Second Addition of Nashville, called the addition to the Town of McGavock as of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 50 feet on the Easterly Side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sherlock REI, LLC, a Tennessee limited liability company by Warranty deed from BC Properties, a Tennessee general partnership of record in Instrument No. 20180307-0021354 Register's Office for Davidson County, Tennessee, dated March 2, 2018 and recorded on March 7, 2018.

Being the same property conveyed to 1620 14th Ave North, LLC, A Tennessee Limited Liability Company by Quitclaim deed from Sherlock REI, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20190822-0084309 Register's Office for Davidson County, Tennessee, dated August 16, 2019 and recorded on August 22, 2019.

Being the same property conveyed to Michael D. Glenn and Michael R. Glenn, a married couple and 1620 14th Ave North, LLC, Michael D. Glenn, Member, as joint tenants with rights of survivorship by Quitclaim deed from 1620 14th Ave North, LLC, Michael D. Glenn, Member of record in Instrument No. 20191030-0111497 Register's Office for Davidson County, Tennessee, dated October 29, 2019 and recorded on October 30, 2019.

Being the same property conveyed to Michael D. Glenn Jr. and Michael R. Glenn, husband and wife, as joint tenants by Quitclaim deed from 1620 14th Ave North, LLC, a Tennessee limited liability company of record in Instrument No. 20201103-0128700 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 3, 2020.

This conveyance is subject to: (1) All conditions, covenants, easements, restrictions and planning documents of record not stated herein; (2) Current year's real property taxes, a lien now due & payable, not yet delinquent, & (3) Subsequent year's real property taxes, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being known as 1620 14th Avenue North Nashville Tennessee 37215.
(Address for informational purposes only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20 day of December, 2021.

_____(SEAL)
Michael D. Glenn

_____(SEAL)
Michael R. Glenn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2021, before me personally appeared Michael D. Glenn and Michael R. Glenn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2021.

_____
Notary Signature
My commission expires: 10.12.2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $457,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patricia Green
(Affiant)

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

Eliza Whitfield
Notary Public
My commission expires: 5-5-2025
File No. 2021-858

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/03/2022 ____ (date of document).

Affiant Signature

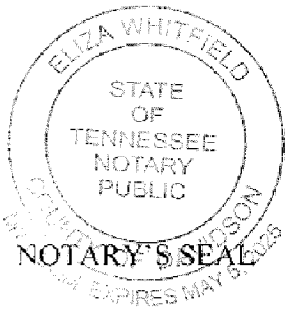
01/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025