Karen Johnson Davidson County
Batch# 828686 DEEDWARR
03/25/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20220325-0034820

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-763

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of March, 2022

Notary Public

Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Brooke Ruth Glass and Kathryn Ruth Glass<br>4325 Ashland City Highway #4<br>Nashville, TN 37218 | New Owner | 069-06-0B-004-00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Cassidy J. Hawkins, a single woman and Jacob Michael Lubbers**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kathryn Ruth Glass, an unmarried woman and Brooke Ruth Glass, an unmarried woman, as joint tenants with right of survivorship**

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 Unit 4, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, horizontal property regime with private elements, of record in Instrument Number 20160826-0089473, as amended in Instrument Number 20161021-0111700, Instrument Number 20180530-0051597, Instrument Number 20190507-0042739 and Instrument Number 20190619-0059213, 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 Cassidy J Hawkins, a single woman, and Jacob Michael Lubbers, a single man, as tenants in common with rights of survivorship by Warranty Deed from RWA/Ashland Place, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180905-0087893 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 5, 2018. (Value or consideration as shown in aforementioned deed $254,000.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 4325 Ashland City Hwy, #4, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4325 Ashland City Highway #4, Nashville, TN 37218

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 so 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.

Dated this the 7th day of March, 2022.

Cassidy J. Hawkins

Cassidy J. Hawkins

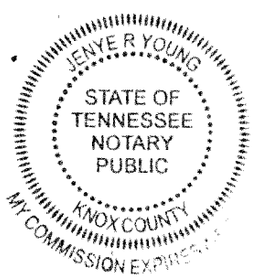
Jacob Michael Lubbers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of March, 2022, before me personally appeared Cassidy J. Hawkins and Jacob Michael Lubbers, 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 7th day of March, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 March 7, 22.

Hadley Roper
Affiant Signature

03/7/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 03/7/22.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal