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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36894-01-2022** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $495,000.00.<br>Affiant<br>Subscribed and sworn to before me this **28th day of February, 2022.**<br>Notary Public<br>My Commission Expires: |

# WARRANTY DEED

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|---|---|---|
| **Address New Owner:**<br>Erik Chretien<br>4246 Hillsboro Pike<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>**New Owner** | **Tax Information:**<br>Map and Parcel No.:<br>131 02 0H 002.00 |

**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, **Todd D. Glisson, Trustee of the WTC Investment Trust U/A dated February 26, 2013, as amended and restated November 17, 2014 and December 20, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik Chretien, married ("Grantee"), his successors, heirs** and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4246 Hillsboro Pike, Nashville, TN 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 829472 DEEDWARR
03/28/2022 11:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20220328-0035363

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 28th day of February, 2022.

Todd D. Glisson, Trustee of the WTC Investment Trust U/A dated February 26, 2013, as amended and restated November 17, 2014 and December 20, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd D. Glisson, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 4246 of Hillsboro Quarters Condominiums Phase 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hillsboro Quarters Condominiums Phase 1 of record in Instrument Number 20040421-0045569 as amended in Instrument Number 20040511-0054050, Instrument Number 20050110-0003192; Instrument Number 20050425-0045365, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Todd G. Glisson Trustee of WTC Investment Trust dated February 26. 2013 by Warranty Deed from Frederic Hans Oehlschlaeger, married of record in Instrument No. 20130304-0021511 in the Register's Office of Davidson County, Tennessee, Dated February 28, 2013 and recorded on March 04, 2013. Todd G. Glisson and Todd D. Glisson is one and the same.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hollywood Place, as recorded in Plat Book 547, Page(s) 85 and 86.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Hillsboro Quarters Condominiums Condominium of record in Instrument No. 20040421-0045569, as amended by instrument(s) of record in Instrument No's. 20040511-0054050, 20050110-003192, 20050425-0045365 and First Amendment to By-Laws recorded in Instrument No. 20070905-0106403; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Easement for Sanitary and/or Storm Drainage Water Mains, Pumps and Appurtenances, Recorded in Instrument No. 20040526-0061600 and Instrument No. 20040526-0061601
5. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4041, Page 9.
6. Easement for Highway Purposes, recorded in Book 4426, Page 398
7. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030530- 0073121.

**Tennessee Certification of Electronic Document**

I, Sarah Lutz, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 02/28/2022.

Affiant Signature

02/28/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of February, 2022.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

