Karen Johnson Davidson County
Batch# 847888 DEEDWARR
04/29/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220429-0049513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of April, 2022.

Notary Public

My commission expires: 3/12/2024

(Notary Stamp) LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Richard Glass and Jennifer Glass	Richard Glass and Jennifer Glass	093-06-1J-067.00-CO
415 Church Street #1405	415 Church Street #1405	
Nashville, TN 37219	Nashville, TN 37219	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kevin Gregory and wife, Andrea Gregory

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Richard Glass and Jennifer Glass, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 1405 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Kevin Gregory and wife, Andrea Gregory by Warranty deed from Sherry C. Folsom, unmarried of record in Instrument No. 20160908-0094663 Register's Office for Davidson County, Tennessee, dated September 06, 2016 and recorded on September 08, 2016.

This is improved property known as **415 Church Street #1405, Nashville, TN 37219.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of April, 2022.

Kevin Gregory

Andrea Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kevin Gregory and Andrea Gregory, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of April, 2022.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

SolomonParks File No. 22-000797-526

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/21/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/21/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of April, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

