Karen Johnson Davidson County
Batch# 854881 DEEDWARR
05/13/2022 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20220513-0055170

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-04-219
Parcel ID: 072 06 0M 002.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hannah R. Glenn and Austin M. Glenn 1205B Keller Avenue Nashville, TN 37216	Synovus Bank 800 Shades Creek Pkwy MS101 Birmingham, AL 35209	Map/Parcel 072 06 0M 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Helaina Kelsey Craig and Joseph Paul Todd, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Hannah R. Glenn and Austin M. Glenn, wife and husband** ("Grantee") all of right, title and interest in and to that certain real property known as 1205B Keller Avenue, Nashville, TN 37216 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. B on the Plan of Townhomes at 1205 Keller Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" of The Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150618-0058305, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Helaina Kelsey Craig, an Unmarried Woman and Joseph Paul Todd, an Unmarried Man, by Warranty Deed from Kenneth Fitzpatrick, an Unmarried Man, of record in Instrument No. 20190422-0036375 , in the Register's Office of Davidson County, Tennessee, dated April 15, 2019 and recorded on April 22, 2019.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 3rd day of May, 2022.

Helaina Kelsey Craig

Joseph Paul Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2022, before me personally appeared Helaina Kelsey Craig and Joseph Paul Todd, 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 3rd day of May, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

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 pursuant to 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 655,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of May, 2022.

Carmen Coats
Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

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 05/05/2022 ____ (date of document).

Affiant Signature

05/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025