Karen Johnson Davidson County
Batch# 900439 DEEDWARR
08/08/2022 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220808-0090025

WARRANTY DEED

File No. AT-22-2506

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Morris Gleaves and Cynthia Ellen Gleaves	NEW OWNERS	
(NAME)	(NAME)	
1230 Chickadee Circle	1230 CHICKADEE CIRCLE	098-06-0B-023.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	HERMITAGE TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Earl Edward Loxley Jr., unmarried, Cynthia Ellen Gleaves, married, and Nathan Scott Loxley, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Don Morris Gleaves and Cynthia Ellen Gleaves, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit A of Lot 54D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076, and as shown on the plat of record in Instrument 20051104-0133897, and see Surveyor's Certificate of Correction of record in Instrument 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Earl E. Loxley, Sr and wife, Thelma Jean Loxley by Warranty deed from Frank Batson Homes, Inc of record in Instrument No. 20060918-0115416 Register's Office for Davidson County, Tennessee, dated September 15, 2006 and recorded on September 18, 2006. The said Earl E. Loxley, Sr. became deceased on December 04, 2013, vesting Thelma Jean Loxley as surviving tenant. Said Thelma Jean Loxley subsequently died testate on April 06, 2022, and her Last Will & Testament has been admitted for purposes of Muniment of Title in the Seventh Circuit Court for Davidson County, Tennessee, thereby vesting ownership into Cynthia Ellen Gleaves, Edward Earl Loxley, Jr. and Nathan Scott Loxley.

This is property more commonly known as 1230 Chickadee Circle, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 5th day of August, 2022.

Earl Edward Loxley, Jr. by Nathan Scott Loxley, Attorney-In-Fact

Cynthia Ellen Gleaves

Nathan Scott Loxley

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 Nathan Scott Loxley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Earl Edward Loxley, Jr., and that this instrument was executed on behalf of the said Earl Edward Loxley, Jr for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. ___202208080090024__, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 5th day of August, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2022, before me personally appeared Cynthia Ellen Gleaves, 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 5th day of August, 2022.

Notary Signature
My commission expires:
1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2022, before me personally appeared Nathan Scott Loxley, 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 5th day of August, 2022.

Notary Signature
My commission expires:
1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 AUGUST 5, 2022.

Date

Affiant Signature

8/8/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of August, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)