WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18394-DS

Karen Johnson Davidson County
Batch# 903031 DEEDWARR
08/12/2022 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.38
20220812-0092037

WARRANTY DEED

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$377,400.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2022.

Notary Public

My commission expires: 5-7-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Picket Realty Services **Attn:Shaun O'Connor**	New Owner	**133-11-0-116.00**
318 First Ave S. Suite 310		
Seattle, WA 98104		

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

Ryan K Glover, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Portico 3, LLC, a Delaware limited liability company

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 Lot No. 135 on the Plan of Section Two, Valley View Meadows, of record in Plat Book 3600, Page 60, 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 the same property conveyed to Ryan K. Glover, unmarried by Warranty Deed from Edwin Couch and Joan T. Couch, as Trustees for the Edwin Couch and Joan T. Couch Revocable Living Trust, dated December 14, 2017, recorded December 18, 2017, of record in Instrument No. 20171218-0128593, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record in Plat Book 3600, Page 60, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Restrictive Covenants contained in instrument of record in Book 3770, Page 214, said Register's Office.**

3. **Joint Driveway Agreement of record in Book 8338, Page 830, said Register's Office.**

4. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as 294 **Cathy Jo Drive, Nashville, TN 37211**

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 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(s) this **12th** day of **August 2022.**

Ryan K Glover

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ryan K Glover,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **August, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

- **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 08/12/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/12/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 **day of** August, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM