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

Karen Johnson Davidson County
Batch# 904205 DEEDWARR
08/16/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,126.65
20220816-0092913

File Number: 2022-07-298
Parcel ID: 095 05 0B 085.00

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Collin J. Glomstead<br>2120 Lebanon Pike, Apt. 93<br>Nashville, TN 37210 | New Owner | Map/Parcel<br>095 05 0B 085.00 |

## 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, **Nicole M. Wharton, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Collin J. Glomstead, a single person,** ("Grantee") all of right, title and interest in and to that certain real property known as 2120 Lebanon Pike, Apt 93, Nashville, TN 37210 , 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. 93, on the Plan of Easthaven Townhomes, shown as Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357; Instrument No. 20030425-0055753; Instrument No. 20031007-0147961; and Instrument No. 20040419-0043570, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Nicole M. Wharton, by Warranty Deed from Kelly Townes, now Kelly Hall, of record in Instrument No. 20061003-0122193, in the Register's Office of Davidson County, Tennessee, dated September 29, 2006, and recorded on October 03, 2006.

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 15th day of August, 2022.

Nicole M. Wharton

STATE OF FLORIDA
COUNTY OF WALTON

On this 13 day of August, 2022, before me personally appeared Nicole M. Wharton, 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 13 day of August, 2022.

Notary Signature
My commission expires: 06/04/2025

Gavin A Bartlett
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH138373
My Commission Expires 06/04/2025

## AFFIDAVIT OF VALUE

STATE OF Tennessee )
COUNTY OF Williamson )

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 304,500.00, 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 13 day of August, 2022

Notary Public
My commission expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Certificate of Authenticity**
**for Electronically Filed Document**

I, Amy Fredrickson, 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 8-13-22 (date of document).

Date: 8-16-22

Affiant Signature

State of Tennessee )
)
County of Williamson )

Sworn to and subscribed before me this 16th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.14.2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY