Karen Johnson Davidson County
Batch# 919153 DEEDWARR
09/20/2022 03:21:12 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20220920-0104682

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

File Number: 2022-08-329
Parcel ID: 114 08 0A 005.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Patrick Glasson and Lauren Glasson 217 Wesley Court Nashville, TN 37209	Patrick Glasson and Lauren Glasson	Map/Parcel 114 08 0A 005.00

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, **Sarah F. Bruner and Thomas D. Jarrell, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Patrick Glasson and Lauren Glasson, husband and wife**, ("Grantee") all of right, title and interest in and to that certain real property known as 217 Wesley Court, Nashville, TN 37209 , 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 Lot No. 5 on the Plan of Cedar Crest Subdivision - Phase I, of record in Book 6900, page 284, said Register's Office, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Sarah F. Bruner and husband Thomas D. Jarrell, by Warranty Deed from T.J. Neumann & Associates, Inc., Debtor-in-Possession, a Tennessee Corporation, of record in Book 7727, Page 658, in the Register's Office of Davidson County, Tennessee, dated November 19, 1988 and recorded on December 14, 1988.

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 September, 2022.

Sarah F. Bruner

Thomas D. Jarrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2022, before me personally appeared Sarah F. Bruner and Thomas D. Jarrell, 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 15th day of September, 2022.

Notary Signature
My commission expires: 3 11 25

ASHLEY RUDY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

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 580,000.00, 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 15th day of September, 2022.

Notary Public
My commission expires: _____

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023