Karen Johnson Davidson County
Batch# 924651 DEEDWARR
10/03/2022 11:58:30 AM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20221003-0108783

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19153-TC

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $449,900.00.

Melissa Jean Weil
Affiant

Subscribed and sworn to before me, this the 29th day of September, 2022.

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Notary Public
My Commission Expires: 01/26/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa Weil and James Walker 2513 STINSON ROAD NASHVILLE, TN 37214	CMG MORTGAGE INC. dba CMG HOME LOANS 3160 CROW CANYON RD, STE 400 SAN RAMON, CA 94583	084 16 0 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Christopher Glenn, a married man** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Melissa Jean Weil, a single woman, and James Ansel Walker, a single man.**, 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:

Being Lot No. 31, on the Plan of Donelson Development Company for Development of Hargis Heights, a Subdivision near Donelson, Tennessee, of record in Plat Book 974, Page 82, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Glenn, an unmarried man by Warranty Deed from Michael J. Rance and wife, Diane L. Rance of record as Instrument No. 20120425-0035362 in the Register's Office for Davidson County, Tennessee, dated April 19, 2012 and recorded on April 25, 2012.

Brittany Glenn joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **2513 Stinson Road, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2022.

GRANTOR:

Christopher Glenn

Brittany Glenn

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Glenn and Brittany Glenn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2022.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 3rd day of October, 2022.

10/03/2022

Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 3rd day of October, 2022.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Commission Expires: January 10, 2023