Karen Johnson Davidson County
Batch# 933889 DEEDWARR
10/26/2022 01:01:30 PM 4 pgs
Fees: $23.00 Taxes: $4,181.00
20221026-0116064

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,130,000.00 Affiant Notary My Commission Expires: 8-15-26 SUBSCRIBED AND SWORN TO BEFORE ME THIS : October 21, 2022

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
25 Jefferson Street Suite T-1, Clarksville, Tennessee 37040

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
William Semeraro 2209 10th Avenue South Nashville, TN 37204	Same as Owner	105 13 0T 001.00

THIS WARRANTY DEED OF REALTY, executed as of October 21, 2022, by **of Christopher M. Glatfelter & Sooner Rae Routhier, Co-Trustees of the Christopher M. Glatfelter Revocable Trust U/A dated April 2, 2012 and of Sooner Rae Routhier & Christopher M. Glatfelter, Co-Trustees of the Sooner Rae Routhier Revocable Trust U/A dated April 2, 2012, as tenants in common,** (collectively the "Grantor"), for consideration paid, grant to **William Semeraro**, (the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 2209 10th Avenue South, Nashville, Tennessee, and bounded and described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Ten South Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Ten South Townhomes, a Horizontal Property Regime, of record in Instrument Number 20140401-0027005 and amended in Instrument No. 20140904-0081047, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sooner Rae Routhier and Christopher M. Glatfelter, Trustees of the Sooner Rae Routhier Revocable Trust dated April 2, 2012, and as amended, and Sooner Rae Routhier and Christopher M. Glatfelter, Trustees of the Christopher M. Glatfelter Revocable Trust dated April 2, 2012, and as amended, as tenants in common, by Quitclaim Deed from Sooner R. Routhier and husband, Christopher M. Glatfelter, of record in Instrument No. 20171012-0104837, in the Register's Office of Davidson County, Tennessee, dated August 24, 2017 and recorded on October 12, 2017.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Christopher M. Glatfelter Revocable Trust U/A dated April 2, 2012

Christopher M. Glatfelter, Co-Trustee

Sooner Rae Routhier, Co-Trustee

Sooner Rae Routhier Revocable Trust U/A dated April 2, 2012

Christopher M. Glatfelter, Co-Trustee

Sooner Rae Routhier, Co-Trustee

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Christopher M. Glatfelter & Sooner Rae Routhier, Co-Trustees of the Christopher M. Glatfelter Revocable Trust U/A dated April 2, 2012, and Sooner Rae Routhier & Christopher M. Glatfelter, Co-Trustees of the Sooner Rae Routhier Revocable Trust U/A dated April 2, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this October 21, 2022.

My Commission Expires: 4/18/26

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Christine Vella, do hereby make oath that I am 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 10/21/22 (date of document).

Affiant Signature

10/26/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of October 2022.

TONJA P. RODGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 2/24/2026