Karen Johnson Davidson County
Batch# 942219 DEEDWARR
11/17/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $9,213.00
20221117-0122309

37395

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042778**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,490,000.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: Glendale Lane Trust 1009B Glendale Lane Nashville TN 37204	Send Tax Bills To: City National Bank 350 S. Grand Ave. 5th Floor Los Angeles, CA 90071	Tax Information: Tax Parcel ID No. 132 09 0F 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Mundy Self, Trustee of the Soul Trust, dated August 31, 2020.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glendale Lane Trust under agreement dated November 15, 2022** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Glendale Reserve, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110824-0065586, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glendale Reserve, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat files as Exhibit "B" to said Declaration appearing as Instrument No. 20110824-0065586 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Stephanie Mundy Self, Trustee of Soul Trust dated August 31, 2020, by Warranty Deed from Austin William Scaggs and Lousia Pierce Scaggs, Trustees of The Scaggs Joint Revocable Trust U/A dated 10/11/2017, of record in Instrument No. 20200908-0102051, in the Register's Office of Davidson County, Tennessee, dated September 01, 2020 and recorded on September 08, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110824-0065586.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4129, Page 787 and Book 4159, Page 25.

This is improved property located at: 1009B Glendale Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of November, 2022.

Soul Trust, dated August 31, 2020

By: _____, Trustee
Stephanie Mundy Self, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Mundy Self, with whom I am personally acquainted, and who acknowledged that she is the Trustee of the Soul Trust and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2022.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 11/15/22

GEORGE E. MUDTER, JR.
Dated 11/15/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 11/15/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

