This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19720-AP

Karen Johnson Davidson County
Batch# 966520 **DEEDWARR**
02/02/2023 02:22:32 PM 2 pgs
Fees: $13.00 Taxes: $2,950.75

20230202-0007812

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $797,500.00.

Margaret Smith
Affiant

Subscribed and sworn to before me, this the 31st day of January, 2023.

A. Denise Woods
Notary Public
My Commission Expires: _____

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles Coleman Glover Rachel Janese Glover 1105 A N 5th Ave Nashville, TN 37207	Legacy Home Loans, LLC 1036 Stearman Dr, Ste 6 White House, TN 37188	082-04-434.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Southern Spaces, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Charles Coleman Glover and Rachel Janese Glover, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Oakwood Park of record in Book 421, page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Southern Spaces LLC, a Tennessee Limited Liability Company by Warranty Deed from Billie Harris, Sr., Anthony Harris, Anita A. Harris, Billie Harris, Jr., Carolyn L. Harris, Ronald L. Harris, Donald L. Harris, Michael E. Harris, Patrick D. Harris, Albert T. Harris, Veronica R. Harris, Victoria L. Harris, Travis A. Harris, and Anjelica S. Harris, dated September 14, 2021 and recorded on September 28, 2021, of record in Inst. No. 20210928-0129774, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Southern Spaces, LLC, a Tennessee limited liability company by Quitclaim Deed of record in Inst. No. 20211103-0147143, said Register's Office.

This is improved property located at: **1105 North 5th Street, A, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2023 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 31st day of January, 2023.

GRANTOR:

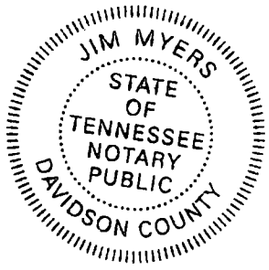
Southern Spaces, LLC,
a Tennessee Limited Liability Company

By: _____
Lannie K. Boswell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lannie K. Boswell, 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 he/she/they is the Manager of Southern Spaces, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2023.



_____
Notary Public
My Commission expires: 11-6-2024