THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544497**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~)Williamson The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2023. Notary Public My Commission Expires: 8-3-26

LEIGH ANNE SAILORS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1011261 DEEDWARR
06/05/2023 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20230605-0042545

WARRANTY DEED

Address New Owner: Patrick Stephen Gladstone and Sarah McKenzie Koehler 469 Saddle Drive Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Renasant Bank 2001 Park Place North Suite 150 Birmingham, AL 35203	Tax Information: Tax Parcel ID No. 142 03 0 069.00

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, **Charles D. Armour and Linda A. Armour, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Patrick Stephen Gladstone, an unmarried man, and Sarah McKenzie Koehler, an unmarried woman, as tenants in common with each having one-half (1/2) undivided interest in the following described property**, ("Grantees"), their 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 Lot 307 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles D. Armour and Linda A. Armour, husband and wife, by Warranty Deed from Diana Lynn Olphie, as Trustee of the Diana Lynn Olphie Living Trust, U/A dated October 4, 2013, of record in Instrument No. 20181002-0097416, in the Register's Office of Davidson County, Tennessee, dated October 01, 2018 and recorded on October 02, 2018.

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Walnut Hill Manor, Section 1, as recorded in Plat Book 4460, Page(s) 108.

This is improved property located at 469 Saddle Drive Nashville TN 37221

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 Grantees, 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 31st day of May, 2023.

Charles D. Armour

Linda A. Armour

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles D. Armour and Linda A. Armour, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

I, Thomas N. Jones, 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 May 31, 2023 (date of document).

Thomas N. Jones
Date: June 2, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 2nd day of June, 2023.

Notary Public

My Commission Expires: 8-3-26

LEIGH ANNE SAILORS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY