This Instrument prepared by: &return~
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1014936 DEEDWARRSP
06/14/2023 10 10 49 AM 4 pgs
Fees $23 00 Taxes $851 00

20230614-0045305

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
MBMA Properties, LLC, a Tennessee limited liability company		
110 Glancy St, Unit 109	**NEW OWNER**	034-01-0C-058.00
Goodlettsville, TN 37072		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Glancy Partners, a Tennessee General Partnership** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto the said **MBMA Properties, LLC, a Tennessee limited liability company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows.

Land in Davidson County, Tennessee, being Unit 109, as shown on the Master Deed Establishing a Horizontal Property Regime of Glancy Square of record in Book 8793, page 328, as amended in Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square of record in Instrument No 20130717-0073849, Register's Office for Davidson County, Tennessee, and further amended in Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square, an office condominium of record in Instrument No 20160218-0015326, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Glancy Partners, a Tennessee general partnership by Special Warranty Deed from Fifth Third Bank, an Ohio banking corporation of record in Instrument No. 20120427-0036208, Register's Office for Davidson County, Tennessee, dated April 27, 2012 and recorded on April 27, 2012.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **110 Glancy St, Unit 109, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 12th day of June, 2023.

Glancy Partners, a Tennessee General Partnership

BY: _____
Ben A. Burns, Authorized Agent

State of Tennessee
County of Williamson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Ben A. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Glancy Partners, a Tennessee General Partnership, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained by personally signing the name of Glancy Partners, a Tennessee General Partnership, as Authorized Agent.

Witness my hand and official seal at office this 12 day of June, 2023.

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 9/2/24

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Janice Collins
Affiant

Subscribed and sworn to before me this 12th day of June, 2023.



Kim Murray
NOTARY PUBLIC
My Commission Expires: 3/7/26

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, a lien not yet due and payable

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2 Subject to all matters shown on the Plan(s) of record in Plat Book 6200, Page 355, as amended by Plat Book 7900, page 454 and Book 11272, page 622, Register's Office for Davidson County, Tennessee

3. Subject to all matters shown on the Plan(s) of record in Plat Book 421, Page 124, Plat Book 421, page 125, Plat Book 5210, page 66, as amended by Plat Book 6972, page 114 and Plat Book 9858, page 14, Register's Office for Davidson County, Tennessee.

4. The premises herein insured is an office condominium established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Glancy of record in Book 8793, Page 328, as amended in Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square of record in Instrument No. 20130717-0073849, Register's Office for Davidson County, Tennessee, and further amended in Amendment to Master Deed Establishing Glancy Square, Amendment to Declaration of Covenants, Conditions and Restrictions and Amendment to Plan of Glancy Square, an office condominium of record in Instrument No 20160218-0015326, Register's Office for Davidson County, Tennessee.

5 By-laws of record in Book 8833, Page 91, in the Register's Office for Davidson County, Tennessee

6 Charter for Glancy Square Office Owners Association of record in Book 8793, Page 341, in the Register's Office for Davidson County, Tennessee

7 Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4388, Page 583, in the Register's Office for Davidson County, Tennessee.

8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8793, Page 347, as amended by Book 8793, page 384, Book 8833, page 94 and Book 8833, page 96, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

9. Subject to rights of others in and to the common areas and/or elements.

10. Rights of tenant in possession, Feltz Therapy Services LLC, as tenant only, under unrecorded lease