Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

23-CV-100

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1020582 DEEDWARR
06/29/2023 09 24 20 AM 2 pgs
Fees $13.00 Taxes $962 00

20230629-0049588

SUSAN L. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

File No EM-23-4707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Austin Griff Gleason and Shannon Gleason	Churchill Mortgage Corp	
(NAME)	(NAME)	
325 Summit Ridge Circle	1749 Mallory Lane	131-05-0B-325 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Suite 100	
	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **John Selling and Kelly Traver-Selling, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Griff Gleason and Shannon Gleason, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 325, on the Horizontal Property Regime for Four Seasons, a Condominium Development, as recorded in the Master Deed of record in Book 6841, page 349 and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to John Selling and Kelly Traver-Selling, husband and wife by Warranty deed from Todd J. Luebbe and Jennifer D. Luebbe, husband and wife of record in Instrument No. 20180406-0032469 Register's Office for Davidson County, Tennessee, dated April 04, 2018 and recorded on April 06, 2018.

This is property more commonly known as 325 Summit Ridge Circle, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 27th day of June, 2023.

John Selling by Ryan Lux, Attorney-In-Fact

Kelly Traver-Selling by Ryan Lux, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney John Selling and Kelly Traver-Selling, and that this instrument was executed on behalf of the said John Selling and Kelly Traver-Selling for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded herewith at Instrument No. 20230613-0044795 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 27 day of June, 2023.

Notary Public

My Commission Expires.

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025