WARRANTY DEED

Karen Johnson Davidson County
Batch# 1020593 DEEDWARR
06/29/2023 09 32 58 AM 3 pgs
Fees $18 00 Taxes $1,184 00

20230629-0049605

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Harmony Latham	New Owner	Parcel ID 011 00 0 002.00
(NAME)	(NAME)	
3033 Greer Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Terry L. Glass and wife, Yvonne M. Glass and Nathan Glass, a single person**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Harmony Latham, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee described according to a copy of a survey by John R Alley, Surveyor, dated June 1965, as follows

Beginning at an iron spike set in the center of Greer Road, said point being the northeast corner of the tract of land conveyed to Henry C Smiley and wife, by deed from Irvin H Greer et al, of record in Book 4017, Page 215, Register's Office for said County, thence with Smiley's easterly line, south 8 deg West 1401 feet to a point, thence south 83 deg 30 min east 65 feet to a point, thence north 31 deg 30 min east 238 feet to a point; thence north 8 deg East 1102 feet to an iron spike set in the center of Greer Road, thence with the center of Greer Road, north 72 deg 45 min west 188.6 feet to the point of beginning

Being the same property conveyed to Terry L Glass and wife, Yvonne M Glass from David Bennett, unmarried by Warranty Deed dated June 2, 2014 and recorded on June 6, 2014 in Instrument No 20140606-0049389, Register's Office for Davidson County, Tennessee

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-RE-23-3033

Further being the same property conveyed to Terry L. Glass and wife, Yvonne M Glass and Nathan Glass, as joint tenants with the right of survivorship from Terry L Glass and wife, Yvonne M Glass by Quitclaim Deed dated June 12, 2014 and recorded on August 26, 2014 in Instrument No 20140826-0077613, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

This is improved ☒ property, known as 3033 Greer Road , 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, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 our hands this 26th day of June, 2023

Terry L Glass by Dawn D Chase, Attorney-in-Fact

Yvonne M Glass by Dawn D. Chase, Attorney-in-Fact

Nathan Glass by Dawn D Chase, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Dawn D Chase, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Terry L Glass and wife, Yvonne M Glass and Nathan Glass, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Terry L Glass and wife, Yvonne M Glass and Nathan Glass, for the purposes therein contained

Witness my hand and official seal, this the 26th day of June, 2023

Notary Public

My Commission Expires

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026