Karen Johnson Davidson County
Batch# 1021332 DEEDWARR
06/30/2023 01:11:30 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50
20230630-0050208

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $555,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30th DAY OF June, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2919LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David Carr and Janet Carr	New Owner	
906-A Russell Street		
Nashville, TN 37206		082 16 0A 008.00

FOR AND IN 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, WE, **GLEAN PROPERTIES LLC** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID CARR AND JANET CARR** HEREINAFTER CALLED THE GRANTEES, 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. 8-A on the Plan of Edgefield Townhomes, a Planned Unit Development, of record in Book 6250, Page 3, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Glean Properties, LLC, by Warranty Deed from The Estate of Stephanie J. Stewart, of record in Instrument No. 20141112-0103966, in the Register's Office of Davidson County, Tennessee, dated October 24, 2014 and recorded on November 12, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Edgefield Townhomes, a Planned Unit Development, as recorded in Book 6250, Page 3. Declaration of Covenants, Conditions and Restrictions recorded in Book 6285, Page 735. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3368, Page 23; Book 4565, Page 665 and Book 5711, Page 420.

This is Improved property known as 906-A Russell Street, Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 9 day of June 2023.

Glean Properties LLC

X BY: Dawn Bunettta

Dawn Bunettta, Member Manager

STATE OF New Mexico

COUNTY OF Santa Fe

Personally appeared before me, a Notary Public of said County and State, Dawn Bunettta, Member Manager of Glean Properties LLC, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Glean Properties LLC in her capacity as member manger for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9 day of June, 2023.

S. Hernandez SH

Notary Public

My Commission Expires: 02/11/2025

STATE OF NEW MEXICO
NOTARY PUBLIC
SHEILA HERNANDEZ
COMMISSION #1116677
COMMISSION EXPIRES 02/11/2025

SH

I Lisa Allard, 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 June 30, 2023.

Lisa Allard

Lisa Allard, Affiant June 30, 2023

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this June 30, 2023.

J. R. Vanderpool

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

MY COMMISSION EXPIRES: 02-19-2024