Karen Johnson Davidson County
Batch# 1021713 **DEEDWARR**
06/30/2023 02 54 42 PM 2 pgs
Fees $13 00 Taxes $3,141 30

20230630-0050328

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-P-23-4405

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,000.00.

Meredith A. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2023.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-06021

Address of New Owner:	Send Tax Bills to:	Tax Information:
Meredith A Harris 4405 Glendale Square Nashville, TN 37204	New Owner	131 08 0A 128 00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wayne J. English and Meredith C. Walgren, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Meredith A. Harris**, an unmarried woman, hereinafter called the Grantees, their successors 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 a portion of Glendale Square, having been established as a Horizontal Property Regime by Master Deed and By-Laws dated the 27th day of December 1974, and recorded in Book 4878, Page 805 as amended in Instrument No 20040726-0089127, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Unit 4405 in Glendale Square, a Horizontal Property Regime, located at 4405 Glendale Square Drive in Nashville, Davidson County, Tennessee, as shown on plat of Glendale Square, A Planned Residential Development, recorded in Book 4860, Page 6, as amended in Book 4962, Page 934, Register's Office for Davidson County, Tennessee, to which reference is hereby made

Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to such unit, and the wall to wall carpeting in each room

Being the same property conveyed to Wayne J English and Meredith C Walgren, husband and wife, by Warranty Deed from Ira M Work, unmarried, of record in Instrument No 20150108-0002095, in the Register's Office of Davidson County, Tennessee, dated December 30, 2014 and recorded on January 08, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This property is improved property known as 4405 Glendale Square, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 29th day of June, 2023

Wayne J English

Meredith C. Walgren

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Wayne J. English and Meredith C. Walgren, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Brentwood, Tennessee, this 29th day of June, 2023

Notary Public

My Commission Expires 06.14.25

FAITH L LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON