Karen Johnson Davidson County
Batch# 1025294 DEEDWARR
07/12/2023 11 27 56 AM 2 pgs
Fees $13 00 Taxes $667 34
20230712-0053362

Warranty Deed

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $180,362 00 Affiant Subscribed and sworn to before me, this the 10th day of July, 2023 Notary Public My commission expires 7/9/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-508

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
David Glover	(New Owner)	173-01-0-191 00
508 Maxine Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY BENNETT, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO **DAVID GLOVER,** married, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 17A, as shown on the map entitled Zone Lot Division, Lots 17 and 18 Monte Carlo - Section IV of record in Plat Book 5200, Page 778, which amends the plat of record in Plat Book 5800, page 242, 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 the same property conveyed to Kenneth D. Webb and wife, Mary V. Webb by Warranty deed from M Van Stanley, Jr, and wife, Mary S Stanley of record in Book 7592, page 264, Register's Office for Davidson County, Tennessee, dated June 30, 1988 and recorded on July 6, 1988.

Mary V. Webb is now known as Mary Bennett.

Being the same property conveyed to Mary Bennett, a married person by Quitclaim Deed from Kenneth D. Webb, an unmarried person, of record in Instrument No. 20230707-0052077, Register's Office for Davidson County, Tennessee, dated July 6, 2023 and recorded on July 7, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 508 Maxine Drive, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever

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

**Grantor warrants that she has never lived in the subject property as a married person with her current spouse and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A 26-2-301 or other similar statute therein*

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2023.

Mary Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 10th day of July, 2023.

Notary Public

My Commission Expires 3.3.25

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025