THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1036574 DEEDWARR
08/09/2023 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20230809-0061732

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Eric Robert Glenn 601 Lawrence Street Nashville, TN 37138	Churchill Mortgage Corp. 1749 Mallory Lane, #100 Brentwood, TN 37027	044-11-0-136.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jason Hanley**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Eric Robert Glenn**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 71**, Section "A" Village of Old Hickory, as shown on plat of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being the same property conveyed to Tiffany Stafford by deed from Brittany Stafford and Mike Stafford, recorded on 09/30/2011, at Instrument No. 20110930-0075823, Davidson County Register of Deeds. Tiffany Stafford died, leaving as her heirs at law Robert Lee Jordan, Jr. (her husband), Brittany Toshach, and Michael Lee Stafford (her children) according to Affidavit of Heirship filed at Record Book 2306, page 3115, Rutherford County, Tennessee, Register of Deeds. Robert Lee Jordan, Jr. died after Tiffany Stafford, leaving as his sole legal heir Robert Lee Jordan, III, according to Affidavits of Heirship filed at Instrument Nos. 20180320-0026123, 20181207-0119533, and 20181207-01199534, Davidson County Register of Deeds; being thereafter conveyed by Warranty Deed from the above said Michael Lee Stafford, Brittany Toshach, and Robert L. Jordan, III to Music City Holdings, LLC, a Texas limited liability company, of record on 12/20/2022, at Instrument No. 20221220-0131575, Davidson County Register of Deeds; and being most recently conveyed by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, to Jason Hanley, of record on 12/21/2022, at Instrument No. 20221221-0131666, Davidson County Register of Deeds

This property commonly known as 601 Lawrence Street, Nashville, TN 37138*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 26th **day of July, 2023:**

Jason Hanley

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 **Jason Hanley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of **July, 2023**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$360,000.00**:

Joslyn Springer
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 9th DAY OF**July, 2023**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredricksm, 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 August 7, 2023 (date of document).

Date: 8/9/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 9th day of August, 2023.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____