#16991

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Luz Bravo-Gleicher, Trustee of the Luz Bravo-Gleicher Trust	NEW OWNER	08304002500
(NAME)	(NAME)	
1407 Corder Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1054041 **DEEDWARR**
09/26/2023 11 42 08 AM 2 pgs
Fees $13 00 Taxes $1,961 00

20230926-0075493

For and in consideration of the sum of Ten 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, I/WE, **Windseeker, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Luz Bravo-Gleicher, Trustee of the Luz Bravo-Gleicher Trust,** 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

Being Lot No 2 on the Plan of Corder Heights Subdivision as of record in Book 1835, Page 77, Register's Office for Davidson County, Tennessee

said Lot No 2 fronts 85 feet on the easterly side of Corder Drive and runs back 160 4 feet on the northerly line and 169 3 feet on the southerly line to a deal line on which it measures 60 feet

Being the same property conveyed to Windseeker, LLC, by deed of record in Instrument No 20220826-0096424, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 1407 Corder Drive, Nashville, TN 37206
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with 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 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 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/our hands this 25th day of September, 2023

Windseeker, LLC

By _____
Victor Hazelwood, Sole Director

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Victor Hazelwood with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Director of Windseeker, LLC and that he as such Sole Director executed the foregoing instrument for the purposes therein contained by signing the name of Windseeker, LLC by himself as Sole Director

WITNESS my hand and seal this 25th day of September, 2023

_____
Notary Public
My Commission Expires _____

File No · 16991

HILARY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026