This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1059064 DEEDWARR
10/09/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20231009-0079377

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $293,000

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of SEPT 2023

Notary Public

My Commission expires 1/24/26

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/24/26

NAME AND ADDRESS OF PROPERTY OWNER:
Ashley Paige Lance
1540 Lebanon Pike #102,
Nashville, TN 37210
SEND TAX BILLS TO:
Ashley Paige Lance
1540 Lebanon Pike #102,
Nashville, TN 37210
MAP AND PARCEL NUMBER: Tax ID #: 094120A10200CO

WARRANTY DEED
23NT00912

Effective the 15 Day of SEPT, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kaleb Gliko, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Ashley Paige Lance, Unmarried

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 102 on the Plat of The Flats at Ontario, Exhibit B of the Declaration for The Flats at Ontario of record in Instrument No. 20211215-0165601, and labeled as "The Flats at Ontario" on the plat for The Ontario, Exhibit B of the Master Declaration for The Ontario, of record in Instrument No. 20211215-0165599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description together with and subject to all rights and obligations appurtenant thereto as set forth in said Declaration and Master Declaration.

Being a portion of the same property conveyed to 1600 Lebanon Partners, G.P., a Tennessee general partnership by Special Warranty Deed from Somerset Development Partners, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200422-0042304 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on April 22, 2020.

Being a portion of the same property conveyed to Richard W. Sebastian, Trustee by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315¬0033882 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021 and within the same deed the said Richard W. Sebastian, Trustee conveyed his interest in the subject property to 1600 Lebanon Partners, G.P., a Tennessee general partnership.

Being a portion of the same property conveyed to Ontario Partners, Inc., a Tennessee corporation by Quitclaim Deed from 1600 Lebanon Partners, G.P., a Tennessee general partnership of record in Instrument No. 20210315-0033883 Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 15, 2021.

Being the same property conveyed to Kaleb Gliko, unmarried from Ontario Partners, Inc., a Tennessee corporation, by Special Warranty Deed dated 09/15/2022 and recorded 09/16/2022 in Instrument No. 20220916-0103374, Register's Office of said County.

This is an improved property commonly known as: 1540 Lebanon Pike Unit 102, Nashville, TN 37210-3248

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15TH day of SEPT, 2023

Kaleb Gliko

State of TN)
County of DAVIDSON
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kaleb Gliko,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

202310090079377

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/15/23 (date of document).

Affiant Signature

9/29/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025