Warranty Deed

Karen Johnson Davidson County
Batch# 1060024 DEEDWARR
10/12/2023 01:05:30 PM 2 pgs
Fees: $13.00 Taxes: $2,414.25
20231012-0080039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $652,500.00

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2023.

Notary Public

My commission expires: 10-20-24

BROOKE BERGERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Erica Bussell and Andrew Hawn	President Funding Associates	134-02-0-001-00
1231 Currey Road	1235 N Dutton Ave Suite E	
Nashville, TN 37217	Santa Rosa, CA 95401	

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, **ERICA GLIDEWELL AND PHILLIP GLIDEWELL, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICA BUSSELL, A SINGLE WOMAN, AND ANDREW HAWN, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, 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:

Being a small tract of land in Davidson County, Tennessee, described according to a copy of a survey thereof made by James A. Hamilton, Jr. Surveyor, February 2, 1955, as follows:

Beginning at a point in the center line of Currey Road, at the Northeast corner of the property conveyed to Bob F. Waters by deed of record in Book 1877, Page 311, Register's Office for said County; thence with the center line of Currey Road: South 87 degrees 30 minutes East 105 feet to the Northwest corner of the property conveyed to Geo L. Gasser by deed of record in Book 1195, Page 104, said Register's Office; thence with Gasser's line, South 3 degrees 30 minutes West 332.7 feet to a point, and South 87 degrees East 258.9 feet to a point; thence South 3 degrees 30 minutes West 265 feet to a point; thence North 87 degrees 30 minutes West 365 feet to the said Water's easterly line; thence with his line North 3 degrees 30 minutes East 600 feet to the point of beginning.

Being the same property conveyed to Erica Glidewell and husband, Phillip Glidewell, by Warranty Deed from Lura M. Frank, unmarried, of record in Instrument No. 20080609-0058647 Register's Office for Davidson County, Tennessee, dated June 06, 2008 and recorded on June 09, 2008.

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 1231 Currey Road, Nashville, TN 37217, 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of October, 2023.

Erica Glidewell

Phillip Glidewell

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Erica Glidewell and Phillip Glidewell, 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 5th day of October, 2023.

Notary Public

My Commission Expires: 2-18-2025

J. SHANE COBLE
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires February 18, 2025

True Copy Certification

I, Yvette Meldrum, 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 Oct 6, 2023

Signature 10/6/23 Date

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6 day of October, 2023

Notary's Signature

My Commission Expires: 10.20.24