THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE Box 14 COUNTY OF DAVIDSON 36975-8
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P23-6691-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00. Samantha M Glowacki Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2023. M Boyd Notary Public MY COMMISSION EXPIRES: 5/9/2026 (AFFIX SEAL)
Karen Johnson Davidson County Batch# 1065509 DEEDWARR 10/27/2023 09:59:36 AM 2 pgs Fees: $13.00 Taxes: $1,202.50 20231027-0084116	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha Glowacki	New Owner	
1432 White Dutch Lane		182-15-0C-008.00-CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jenny Nicole Richardson, joined by her spouse, Brandon L. Richardson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samantha M. Glowacki, unmarried**

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 19 on the Plan of The Townhomes of Clover Glen, Phase 1A - Lot 22, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for The Townhomes of Clover Glen, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180813-0079686 and corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424, and further amended in Instrument No. 20230313-0018001, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of The Townhomes of Clover Glen, Phase 1A - Lot 22, shown on "Exhibit A-1" to the Third Scrivener's Affidavit of record in Instrument No. 20190522-0048424, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jenny Nicole Sidler, an unmarried woman, by Warranty Deed dated July 26, 2019, from KVR Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20190729-0074146, Register's Office for Davidson County, Tennessee. Jenny Nicole Sidler has since married and is now known as Jenny Nicole Richardson.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "A-1" to the Third Scrivener's Affidavit of record in Instrument No. 20190522-0048424; said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Declaration of Covenants, Conditions and Restrictions for The Townhomes of Clover Glen, a Horizontal Property Regime with Private Elements of record in in Instrument No. 20180813-0079686 and corrected by Scrivener's Affidavits of record in Instrument No. 20180823-0083703, Instrument No. 20190130-0008905, and Instrument No. 20190522-0048424 and further amended in Instrument No. 20230313-0018001, said Register's Office; 3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161027-0113628 and Instrument No. 20170623-0063193, said Register's Office; 4) All matters shown on

the Final Plat of Clover Glen, Phase 1A, of record in Instrument No. 20180618-0058128, said Register's Office; 5) Declaration of Restrictive Covenants for Clover Glen of record in Instrument No. 20180608-0055284 amended in Instrument No. 20190213-0013583 and Instrument No. 20230313-0018000, said Register's Office; 6) Conveyance of Common Area to Clover Glen Homeowner's Association, Inc., of record in Instrument No. 20180716-0068960, said Registe's Office; 7) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is mproved property known as **1432 White Dutch Lane, Antioch, TN 37013**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 26 day of October, 2023.

Jenny Nicole Richardson

Jenny Nicole Richardson

Brandon L. Richardson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jenny Nicole Richardson and Brandon L. Richardson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of October, 2023.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFTER RECORDING RETURN TO:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204