The preparer of this Deed makes no representation as to the status of the title to the property conveyed herein, the deed reference, the description of the property and the survey upon which the description is based having been provided to the preparer of this deed by the Grantor.

Owners and persons or agencies responsible for payment of taxes:

Michael A. Gladden and Elizabeth R. Gladden, Trustees
The Gladden Family Revocable Living Trust
1131 Edbury Drive
Knoxville, TN 37922

Karen Johnson Davidson County
Batch# 1071853 DEEDWARR
11/15/2023 08:12:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231115-0088933

WARRANTY DEED

THIS INDENTURE made this 9th day of November, 2023, between **Michael A. Gladden**, of Knox County, Tennessee, Grantor, and **Michael A. Gladden and wife, Elizabeth R. Gladden**, of Knox County, Tennessee, Grantees.

WITNESSETH: that said Grantor, for and in consideration of the sum of One Dollar ($1.00) to him in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantees, the following described premises, to-wit:

Map 163-5-0-B Parcel 92
Property Address: 5170 Hickory Hollow Parkway, #232
Antioch, Tennessee

Land in Davidson County, Tennessee, being Lot No. 92 on the plan of Plan of Mill Park, Section One, Phase Two of record in Instrument No. 20000706-0066999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to:

a. Taxes for the year 2002 and subsequent years, a lien which is not yet due and payable.

b. All matters appearing on the Plan of record in Instrument 20000706-0066999, said Register's Office, shows an Owners Certificate.

c. Subject to Restrictive covenants contained in an instrument of record in Book 10719, page 425, amended in Book 11167, Page 757, as supplemental Declaration Mill Park, Phase Two, of record in Instrument No. 20010712-0074528, Register's Office for Davidson County, Tennessee.

d. Easement for Bell South of record in Book 11378, page 991, Register's Office for Davidson County, Tennessee.

e. By-laws and Articles of Incorporation of record in Book 10719, Page 464 and Book 11167, page 759, Register's Office for Davidson County, Tennessee.

This Instrument Prepared By
Victoria B. Tillman, Attorney at Law
McKinney & Tillman, P.C.
1019 Orchid Drive
Knoxville, Tennessee 37912

f. Subject to all matters on plats of record in Book 9700, Page 538 & 539, Register's Office for Davidson County, Tennessee.

g. Subject to H.O.A. Charter at Book 10719, Page 419, Register's Office for Davidson County, Tennessee.

h. Subject to the Conveyance of Common Areas of record in Book 11221, page 249, and in Instrument No. 20010712-0074529, Register's Office for Davidson County, Tennessee.

i. Amendment to Master Deed of Mill Park as of record in Instrument No. 20011016-0112643, Register's office for Davidson County, Tennessee.

j. Master Deed and By-Laws are Amended by Amendment to Master Deed Establishing Mill Park, Phase II of record in Instrument No. 20020506-0055107, Register's office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements of right of ways for public utilities.

BEING the same property conveyed to Michael A. Gladden, from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, by Warranty Deed dated September 26, 2002, and recorded as Instrument Number 20021002-0119711 in the Register's Office for Davidson County, Tennessee.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Grantees, their heirs and assigns forever.

And said Grantor, for himself and for his heirs, executors and administrators does hereby covenant with said Grantees, their heirs, and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that heshe will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

No boundary survey was made at the time of this conveyance and the legal description is taken from the previous deed of record.

IN WITNESS WHEREOF the said Grantor hereunder sets his hand and seal the day and year first above written.

Michael A Gladden (L.S.)
Michael A. Gladden

ACKNOWLEDGMENT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

On this 8 day of November, 2023, before me personally appeared Michael A. Gladden, the within named bargainor, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Leslie A Peal
Notary Public

My Commission Expires: 7/6/2025

LESLIE A. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
:ss
COUNTY OF KNOX)

This transfer is exempt from tax pursuant to Tenn. Code Annotated § 67-4-409(a)(1)(C)(i)(a) and no oath of value shall be required.

Michael A Gladden
Michael A. Gladden

SWORN TO AND SUBSCRIBED before me
this 8 day of November, 2023.

Leslie A Peal
Notary Public

My Commission Expires: 7/6/2025

LESLIE A. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY