Karen Johnson Davidson County
Batch# 1083412 DEEDWARR
12/18/2023 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20231218-0097488

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Christopher K Richardson, Married and Andrew McGregor, married, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Michael Glenn Jr and Michael Renee Glenn, husband and wife, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Foxwood, as shown on plat of record in Book 2900, Page 24, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Said Lot No. 1 fronts 313.3 feet on the westerly side of Omohundro Drive and runs back between lines 299.53 feet on the southerly side and 164.3 feet on the northerly side to a line in the rear, measuring 189.8 feet thereon.

This is the same property designated as Map 95, Group 9, Parcel 6.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Christopher K. Richardson and Andrew McGregor by Warranty Deed from Stephanie Mian Maxwell, Executrix for the Estate of Stephen M. Maxwell, Stephanie Mian Maxwell, Megan Elizabeth Aregis and Moura Victoria Weatherly, Heirs-at-Law of Stephen M. Maxwell, the deceased, recorded March 15, 2023, in Instrument No. 20230315-0018556, Register's Office for Davidson County, Tennessee.

"THIS PROPERTY IS NOT AND HAS NEVER BEEN THE PERSONAL HOMESTEAD OF THE HEREIN NAMES GRANTORS"

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** Subject to All matters as shown on plat of record in Book 2900, Page 24 and subject to Restrictions of record in Book 2958, Page 203, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2023** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 15th day of December, 2023.

Christopher K Richardson

Andrew McGregor

State of Tennessee
County of Sumner

On this the 15th day of December, 2023, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Christopher K Richardson and Andrew McGregor to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4/7/2025

Notary Public

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $635,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

M.R. SCHODROSKI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

SWORN TO AND SUBSCRIBED before me, this the 15th day of December, 2023.

Notary Public

My Commission Expires: 3/3/2026

MAIL TAX BILLS AND DEED TO:
New Owner

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Michael Glenn Jr
1953 Omohundro Dr.
Nashville, TN 37210

File No.: 2314484B

Certificate of Authenticity

I, Tonya Loftin, 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

December 15, 2023

Date

Tonya Loftin

Affiant Signature

December 18, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of December, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)