WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 455,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2023.

Notary Public

COMMISSION EXPIRES: 09/21/2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1087890 DEEDWARR
01/03/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240103-0000581

HOLLY H. KROMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Allison Chetakian	United Wholesale Mortgage, LLC	142-14-0-032
(NAME)	(NAME)	
723 Harpeth Parkway West	585 South Blvd E.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pontiac, MI48341	
(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, Theodore W. Glaser, Jr. and Lisa D. Glaser, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Chetakian, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 lot number 47 on the plan of Harpeth Valley Park, Section I, as of record in Plat Book 3600, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Theodore W. Glaser, Jr. and Lisa D. Glaser, a married couple, as joint tenants with right of survivorship, by Quitclaim deed from Ted Glaser, Jr., A/K/A Theodore W. Glaser, Jr., married, of record in Instrument No. 20180402-0030015, dated 03/23/2018, and recorded 04/02/2018, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record.

This is Improved property, known as 723 Harpeth Parkway West (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

File No.: 7091-23
Warranty Deed Individual eRec LES rev. 09-2018

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, successors and assigns forever; and we do covenant with the 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, 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 GRANTEES, their heirs, successors 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 29th day of December, 2023.

Theodore W. Glaser, Jr.

Lisa D. Glaser

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Theodore W. Glaser, Jr. and Lisa D. Glaser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2023.

Commission Expires: 9/21/2024



Certificate of Authenticity

I, Jennifer G. Lloyd, 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 29, 2023.

Date

Affiant Signature

12/29/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of December, 2023.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY