Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
Karen Johnson Davidson County 14-1023
Batch # 1103311 DEEDWARR
02/21/2024 01:19:45 PM 2 pgs
Fees: $13.00 Taxes: $2,060.90

20240221-0011934

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Fendon, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mason McGlamery and Brooke VeStrand, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 15 on the plan of Edwin Greens, as shown on Exhibit A to the Declaration of Covenants, Conditions and Restrictions of Edwin Greens, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument No. 20191017-0106251, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew Fendon, a married man by Warranty Deed from AT1 Edwin Greens, LLC, a Delaware limited liability company of record in Instrument No. 20210423-0054675 Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on April 23, 2021. The Grantor is married; however, the Grantor nor the Grantor's spouse or issue have lived in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 530 Edwin Street #15, Nashville, TN 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mason McGlamery 530 Edwin Street #15 Nashville, TN 37207	Legacy Home Loans, LLC DBA 1036 Stearman Drive Suite 6 White House, TN 37188	071-08-0R-015.00

WITNESS THE EXECUTION HEREOF this 15th day of February, 2024.

Matthew Fendon

State of Arizona)
County of Maricopa **)**

On this 15th day of February, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Fendon, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: March 27, 2027

MARIAH GARCIA
Notary Public
Commission Number 649155
Expires: March 27, 2027
Maricopa County

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 557,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of February, 2024.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN