Karen Johnson Davidson County
Batch# 1106597 DEEDWARR
03/01/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240301-0014498



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 27th day of February, 2024.

Notary Public

My commission expires: 6/23/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ryan Powlus	New Owner	142-05-0A-091.00-CO
424 Plantation Ct.		
Nashville TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Samuel Gill Glover, III, as Personal Representative and devisee, and Ashley Louise Glover Holland, devisee, of the Estate of Bettye Lou Glover, deceased

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ryan Powlus, a single man

(hereinafter called the "Grantee"), his 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. P-5, together with the Carport designated No. P-5-C, River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation County, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two Condominium Apartments, of record in Book 4460, Pages 136 & 137, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 4661, Page 334 (as erroneously referred to as Page 374 in prior deed), as corrected in Book 6436, Page 389, amended and restated in Instrument No. 20120828-0077603, as further amended and restated in Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Sam G. Glover and wife, Bettye M. Glover by Warranty Deed from Woodrow Dorris and wife Wilhelminia K. Dorris of record in Book 7974, page 897, Register's Office for Davidson County, Tennessee, dated October 31, 1989 and recorded on November 02, 1989.

The said Sam G. Glover, a.k.a Sam G. Glover, Jr., having since died on October 9, 2013, leaving the said Bettye M. Glover as surviving tenant by the entirety. Subsequently, the said Bettye M. Glover, a.k.a. Bettye Lou Glover, having since died testate on August 28, 2022, and by her Last Will and Testament duly probated in the Circuit Court for Davidson County, Tennessee, Probate Division, In Re: The Estate of Bettye Lou Glover, deceased, Docket No. 22P1703, the subject property was devised to Samuel Gill Glover, III, and Ashley Louise Glover Holland. The said Samuel Gill Glover, III, also joins in the execution in his capacity as the Personal Representative of the said Estate.

This is **improved** property known as **424 Plantation Ct, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of February 2024.

Samuel Gill Glover, III, as Personal Representative

Samuel Gill Glover, III, Individually

Ashley Louise Glover Holland, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Samuel Gill Glover, III, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Personal Representative of the estate of Bettye M Glover and that as Personal Representative he is authorized to execute the within instrument as Personal Representative and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of February 2024.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

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, Samuel Gill Glover, III and Ashley Louise Glover Holland, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of February 2024.

Notary Public
My Commission Expires: _____
Lenders Title Company File No. 24-001786-525

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

SP 11/2015

Certificate of Authenticity

I, Grace Vance, 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 2/22/24.

Date

Affiant Signature

2/22/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 27th day of February, 2024.

Notary's Signature

My Commission Expires: 10/23/25

Notary's Seal (if on paper)

LINZIE HAHN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY