Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1111499 DEEDWARR
03/15/2024 10:51:55 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20240315-0018030

Name and Address of New Owner:
Peggy Bertrand and Daniel Terpstra
127 Newport Drive
Oak Ridge, TN 37830

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 136-15-0A-031-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark McGlothlin, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Peggy Bertrand and Daniel Terpstra, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 31, Unit 303, on the Plan of PUD Boundary and Final Plat, Phase 1, Watercrest Townhomes, a Horizontal Property Regime, as shown on plat of record in Plat Book 8250, Page 888, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Susan L. Culp, an unmarried woman, by Warranty Deed from Pulte Homes, Tennessee Limited Partnership, of record in Book 11654, Page 335, Register's Office for Davidson County, Tennessee, dated August 31, 1999 and recorded on September 08, 1999.

Being the same property conveyed to Mark McGlothlin by Warranty Deed from Susan L. Culp, an unmarried woman, of record in Instrument No. 20231206-0094148, Register's Office for Davidson County, Tennessee, dated December 5, 2023 and recorded on December 6, 2023.

The property is not now nor has it ever been the primary residence of the Grantor herein.

For informational purposes only: Being property known as 3405 Old Anderson Road, Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of March, 2024.

_____(SEAL)
Mark McGlothlin

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson CCM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark McGlothlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of March, 2024.

_____
Notary Public
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
14th day of March, 2024.

_____
Notary Public
My commission expires:_____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

File No. GNT-24-3211