RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-20217-24

Karen Johnson Davidson County
Batch# 1116088 DEEDWARR
03/28/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $8,136.30
20240328-0021519

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,199,600.00.

Susan M 3-3-26 Benson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of MARCH 2024

Carmen Coats
NOTARY PUBLIC

My commission expires: 3-3-26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Bachman and Karen Bachman 428 Glen West Drive Nashville, TN, 37215	Same address as new owner	117-15-0X-004-00

FOR AND IN CONSIDERATION of the sum of TWO MILLION ONE HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars ($2,199,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARTIN S. VAN DOREN AND DENISE A. VAN DOREN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT W. BACHMAN AND KAREN BACHMAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Barlow Glen, of record in Instrument #20140528-0045612, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Martin S. Van Doren and Denise A. Van Doren, husband and wife, from Barlow Builders, LLC, a Tennessee limited liability company, by Warranty Deed dated July 22, 2016 and recorded July 25, 2016 in Instrument #20160725-0075996, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 428 Glen West Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of March, 2024

GRANTOR(S)

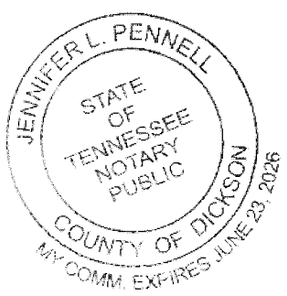
Martin S. Van Doren

Denise A. Van Doren

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Martin S. Van Doren and Denise A. Van Doren, husband and wife, 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.

WITNESS my hand and seal, this the 21 day of March 2024.



Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 21, 2024** (date of document).

Affiant Signature

March 27, 2024

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25