Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Suite 130

Karen Johnson Davidson County
Batch # 1116864 DEEDWARR
04/01/2024 10:46:23 AM 2 pgs
Fees: $13.00 Taxes: $3,413.25
20240401-0022251

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $922,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-8-2027
(AFFIX SEAL)

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Oldacre Sellers	NEW OWNER	117-16-0-K-002.00CO
(NAME)	(NAME)	
1609 Glen Echo Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-2907		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jonathan Thorndike and Claudia Thorndike, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Oldacre Sellers, unmarried**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of GLEN HAVEN III COTTAGES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110823-0065099, as amended in Instrument No. 20130918-0098077, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jonathan Thorndike and Claudia Thorndike, husband and wife, by Warranty Deed dated 03/25/2013 from Kurio Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20130409-0035033, Register's Office for Davidson County, Tennessee.

Jonathan Thorndike executes this instrument on behalf of Claudia Thorndike pursuant to Power of Attorney of record in Book ___, Page _____, in the Register's Office of Davidson County, Tennesse.
20240401-0022250
THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plats of record in Plat Book 1424, Page 37 and Instrument No. 20110708-0052207, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110823-0065099, as amended in Instrument No. 20130918-0098077, Register's Office for Davidson County, Tennessee.
Charter of Glen Haven Umbrella HOA of record in Instrument No. 20150603-0051996, Register's Office for Davidson County, Tennessee.

Joint Driveway Easement and Maintenance Agreement of record in Instrument No. 20130918-0098078, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1609 Glen Echo Road, Nashville, TN 37215-2907
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Effective the _____ day of March, 2024.

Jonathan Thorndike

Claudia Thorndike by Jonathan Thorndike, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jonathan Thorndike, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of March, 2024.

Notary Public

Printed Name: the undersigned

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Jonathan Thorndike, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Claudia Thorndike and that he is authorized by Claudia Thorndike to execute this instrument on her behalf.

Witness my hand, at office, this _____ day of March, 2024.

Notary Public

Printed Name: the undersigned

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO: CRT, Inc., 10 Burton Hills Blvd., Suite 130, Nashville, TN 37215