Karen Johnson Davidson County
Batch# 1119951 DEEDWARRSP
04/05/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20240405-0024421

Name and Address of New Owner:
Brooke G. Elzinga

Send Tax Bills To:
Guaranteed Rate, Inc. /Final Docs
1806 W. Cuyler Ave., Suite 1 W
Chicago, IL 60613-2541

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

Map & Parcel No: 173-05-0A-268-00CO

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 **Brooke G. Elzinga, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 268 on the Plan of Barnes Crossing, as shown on Master Deed of record in Instrument No. 20050721-0084791 and amended in Instrument No. 20051114-0136938, and Instrument No. 20071227-0147998, of record in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Abraham Valenzuela and Hilda P. Valenzuela, husband and wife, and Dalia C. Valenzuela, daughter of Abraham and Hilda Valenzuela, by Warranty Deed from Opendoor Property C LLC, a Delaware limited liability company, of record in Instrument No. 20190805-0077117 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on August 05, 2019. (Value of consideration shown in aforementioned deed $184,000.00.)

Being the same property conveyed to Mark McGlothlin, a married man, by Warranty Deed from Abraham Valenzuela and Hilda P. Valenzuela, husband and wife, and Dalia C. Valenzuela, daughter of Abraham and Hilda Valenzuela, of record in Instrument No. 20220902-0099202, Register's Office for Davidson County, Tennessee, dated August 31, 2022, and recorded on September 2, 2022.

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

For informational purposes only: This is property known as 1921 Shaylin Loop, Antioch, 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 Grantee, and the Grantee's 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 5th day of April, 2024.

_____(SEAL)
Mark McGlothlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 5th day of April, 2024.

CHELSEA L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
10/04/2027
DAVIDSON COUNTY

_____
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 $296,000.00, 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
5th day of April, 2024.

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 1/31/26

File No. GNT-24-3239

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 5th day of April, 2024

K. Thomas Sidwell
Date: 4-5-24

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of April 2024

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY