Karen Johnson Davidson County
Batch# 1121645 DEEDWARR
04/11/2024 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240411-0025721

GENERAL
WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/19/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DHI Title Agency
819 Seven Oaks Blvd.
Smyrna, TN 37167

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christopher Ryan Glorioso and Sandra Paulene Glorioso 2824 Colonial Circle Nashville, TN 37214	Christopher Ryan Glorioso and Sandra Paulene Glorioso 2824 Colonial Circle Nashville, TN 37214	096 05 0 113.00

For and in consideration of the sum of Four Hundred Thousand And No/100 Dollars ($400,000.00), 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, Pamela Grant Oys, a married woman, and Kaysie Oys Palmer, a single woman, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Christopher Ryan Glorioso and Sandra Paulene Glorioso, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No 18 on the Plan of COLONIAL VILLAGE of record in Plat Book 1424, Page 58, in the Reg1ster's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Pamela Grant Oys, a married woman, and Kaysie Oys Palmer, a single woman, as joint tenants with right of survivorship by Deed from Mason Vogel and Kiley Coppock NKA Kiley Vogel, Husband and wife dated March 31, 2023, recorded April 03, 2023 in the Register's Office of Davidson County, Tennessee, as Instrument No.20230403-0024035.

The said property is not, nor was it ever, the marital residence of Pamela Grant Oys, and therefore is not subject to any marital interest, spousal rights, or dowry.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 2824 Colonial Circle, Nashville, TN 37214

Grantor does hereby covenant with Grantee(s) that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee(s), its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 5 day of April, 2024.

Grantor:

Pam Oys

STATE OF North Carolina

COUNTY OF Iredell

This instrument was acknowledged before me on this 8 day of April, 2024, by Pam Oys.

John H. Frechette

Notary Public, State of North Carolina
My Commission Expires: 11/12/2026

(SEAL)

JOHN H FRECHETTE NOTARY PUBLIC MECKLENBURG COUNTY, N.C. MY COMMISSION EXPIRES 11/12/2026

Witness my/our hand(s) this 9 day of April, 2024.

Grantor:

Kaysie Palmer

STATE OF TN

COUNTY OF Rutherford

This instrument was acknowledged before me on this 9 day of April, 2024, by Kaysie Palmer.

Notary Public, State of TN
My Commission Expires: 8/19/25

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Perry G. Ray, 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 certified true and exact copy of the original document executed and authenticated according to law on April 9, 2024.

Perry G. Ray
Affiant Signature

April 9, 2024
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before this 9th day of April, 2024.

Notary Signature

My Commission Expires: 12/18/2027

(seal)

CHRISTINA MECHNICK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-18-2027