WARRANTY DEED

Karen Johnson Davidson County
Batch# 1122614 DEEDWARR
04/15/2024 08:10:30 AM 8 pgs
Fees: $43.00 Taxes: $1,211.75
20240415-0026324

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 7.16.2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David C Naglak	Paramount Residential Mortgage Group	074-12-0-155.00
(NAME)	(NAME)	
5000 Bonnameade Drive	1265 Corona Pointe Ct, Ste 301	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Corona, CA 92879	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Patricia Powell, Ryan Glotfelty, Larry Glotfelty II and Haley Chapman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David C Naglak and Rachel Bond-Naglak, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 474 on the plan of Hermitage Hills, Section 5, as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry Glotfelty and Patricia Powell, as tenants in common by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D. C., dated 02/17/2004, of record in Instrument No. 20040224-0020916, Register's Office for Davidson County, Tennessee.

The said Larry Glotfelty died on 04/05/2022, leaving his wife Patricia Powell 50% interest and his heirs at law 50% interest: Ryan Glotfelty, Larry E. Glotfelty II and Haley Chapman.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5000 Bonnameade Drive, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 10th day of April, 2024.

Patricia Powell by Sheri Prosser her atty in fact

Patricia Powell by Sheri Prosser her atty in fact

Ryan Glotfelty

Larry E. Glotfelty Jr.

Haley Chapman

State of Tennessee
County of Wilson

On this 10th day of April, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sheri Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Patricia Powell, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: 20240321-0019660, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 10th day of April, 2024 .

Notary Public:
My Commission Expires: 3.8.2025

STATE OF TENNESSEE NOTARY PUBLIC TRACEY THUMPHOUS WILSON COUNTY

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ryan Glotfelty, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of April, 2024.

Notary Public:
My Commission Expires: _____

State of CALIFORNIA
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Larry E. Glotfelty, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of April, 2024.

Notary Public:
My Commission Expires: _____

Effective the 10th day of April, 2024.

Patricia Powell by Sheri Prosser her atty in fact

Ryan Glotfelty

Ryan Glotfelty

Larry E. Glotfelty Jr.

Haley Chapman

State of Tennessee
County of Wilson

On this 10th day of April, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sheri Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Patricia Powell, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: 20240321-0019660, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 10th day of April, 2024 .

Notary Public:
My Commission Expires: _____

State of Florida
County of St. Johns

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ryan Glotfelty, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of April, 2024.

DAWN M GLEBE
Notary Public - State of Florida
Commission # HH 389110
My Comm. Expires Apr 19, 2027

Notary Public: Dawn M Glebe
My Commission Expires: 4/19/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

State of CALIFORNIA
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Larry E. Glotfelty, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of April, 2024.

Notary Public:
My Commission Expires: _____

NotaryCam Doc ID: abe40580-f913-45fa-9891-bade08457712

Effective the 10th day of April, 2024.

Patricia Powell by Sheri Prosser her atty in fact

Ryan Glotfelty

Larry E. Glotfelty II

Haley Chapman

State of Tennessee
County of Wilson

On this 10th day of April, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sheri Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Patricia Powell, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: 20240321-0019660, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 10th day of April, 2024 .

Notary Public:
My Commission Expires: _____

State of CALIFORNIA
County of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ryan Glotfelty, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of April, 2024.

ATTILA CSUPO
COMM. #2345179
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 2, 2025

Notary Public:
My Commission Expires: 3/2/25

State of CALIFORNIA
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Larry E. Glotfelty, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of April, 2024.

Notary Public:
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On 4/10/24 before me, ATTILA CSUPO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LARRY E. GLOTFELTY II,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ATTILA CSUPO
COMM. #2345179
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 2, 2025

Signature _____ **(Seal)**

202404150026324

Effective the 10th day of April, 2024.

Patricia Powell by Sheri Prosser her atty in fact

Ryan Glotfelty

Larry E. Glotfelty Jr.

Haley Chapman

State of Tennessee
County of Wilson

On this 10th day of April, 2024, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Sheri Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Patricia Powell, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No.: 20240321-0019660, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 10th day of April, 2024 .

Notary Public:
My Commission Expires: _____

State of _____
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ryan Glotfelty, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of April, 2024.

Notary Public:
My Commission Expires: _____

State of CALIFORNIA
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Larry E. Glotfelty, Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10th day of April, 2024.

Notary Public:
My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Barbara }

On April 10, 2024 (Date) before me, Alexa N. Ellenberger, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Haley Chapman (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ALEXA N. ELLENBERGER
Notary Public - California
Santa Barbara County
Commission # 2390041
My Comm. Expires Jan 10, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A. Ellenberger (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 4/10/2024 Number of Pages: 3

Signer(s) Other Than Named Above: Patricia Powell, Ryan Glotfelty, Larry E. Glotfelty Jr.

Capacity(ies) Claimed by Signer(s)

Signer's Name: N/A	Signer's Name: N/A
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers 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 April 10, 2024.

Kim Rogers
Affiant
Date: 4/10/2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 10th day of April, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY