THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch # 1128729 DEEDWARR
04/29/2024 02:23:11 PM 3 pgs
Fees: $18.00 Taxes: $5,531.50

20240429-0031072

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Anthony R. Flores and Misu A. Sanson 1016 A Glendale Lane Nashville, TN 37204	First Horizon Bank 165 Madison Ave. Memphis, TN 38103	131-08-0O-001-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jody Allan S. Junia and Beatrice P. Concepcion, Joint Tenants with Right of Survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Anthony Richard Flores and Misu A. Sanson, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being **Unit A** on the **Master Deed for Glendale Commons I**, as of record in Instrument No. 20130410-0035649, Davidson County Register of Deeds, as amended in Instrument No. 20140113-0003114, said Register's Office, as corrected by Scrivener's Affidavit filed at Instrument No. 20240402-0022657, Davidson County Register of Deeds.

Being the same property conveyed to Jody Allan S. Junia and Beatrice P. Concepcion, Joint Tenants with Right of Survivorship, by Warranty Deed from Nashville Construction Company, Inc., filed on 02/12/2014, at Instrument No. 20140212-0012558, Davidson County Register of Deeds.

This property is commonly known as 1016 A Glendale Lane, Nashville, TN 37204*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands, this 23rd **day of April, 2024:**

Jody Allan S. Junia

Jody Allan S. Junia

Beatrice P. Concepcion

Beatrice P. Concepcion

STATE OF TENNESSEE ~~IL~~

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jody Allan S. Junia** and **Beatrice P. Concepcion,** the bargainors, 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 official seal, this 23rd day of **April, 2024:**

My Commission Expires: 6/29/26

Notary Public

STATE OF TENNESSEE ~~IL~~

COUNTY OF Cook

CHANTAIL PALMER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 29, 2026

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,495,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 23rd DAY OF **April, 2024:**

Notary Public

My Commission Expires: 6/29/26

CHANTAIL PALMER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 29, 2026

See Attached

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,495.000.00

Denise Woods
Affiant

Sworn and subscribed before me this 25th day of April, 2024

Debra Leist
Notary

My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027