WARRANTY DEED

Karen Johnson Davidson County
Batch# 1128838 DEEDWARR
04/30/2024 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240430-0031164

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Holly Ray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: ~~MARCH 2, 2025~~ 1-22-25
(AFFIX SEAL)

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Julius, TN 37122

File No.: 240081

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Amy Marie Coleman	Amy Marie Coleman	171-02-0A-106.00-CO
(NAME)	(NAME)	
223 Glenstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 Dollars ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALEXANDRIA ANNAN, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO AMY MARIE COLEMAN, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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 Unit No. 106 on the Condominium Site Plan of Phase 3B, Brentwood Villa, of record in Book 6900, Page 329, Amending Book 6900, Page 4, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexandria Annan and husband, Ermin Euceda by Warranty Deed from Donald H. Goodman and wife, Adrienne Goodman of record in Instrument No. 20080213-0014531 Register's Office for Davidson County, Tennessee, dated February 5, 2008 and recorded on February 13, 2008.

Being the same property conveyed to Alexandria Annan by Quitclaim Deed from Ermin Euceda of record in Instrument No. 20081120-0114380 Register's Office for Davidson County, Tennessee, dated February 05, 2008 and recorded on November 20, 2008.

unimproved ☐
This is improved ☒ property, known as 223 Glenstone Circle, Brentwood, TN 37027
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that she is 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 herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Witness our hands this 29th day of April, 2024.

Alexandria Annan

STATE OF TENNESSEE

COUNTY OF WILSON

I, Jennifer Jones, a Notary Public for the County of Wilson and State of Tennessee, do hereby certify that Alexandria Annan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of April, 2024.

Notary Public

My Commission Expires: March 2, 2025

(SEAL)

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

Certificate of Authenticity

I, Holly 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 true and exact copy of the original document executed and authenticated according to law on 04/29/2024.

Date

Holly Ray

Affiant Signature

04/29/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of April, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY