Karen Johnson Davidson County
Batch# 1139736 DEEDWARR
05/28/2024 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240528-0039319

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF MAY, 20__.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Asher Postman and Alivia Kempf	FirstBank	
(NAME)	(NAME)	
211 Capitol View Avenue	722 Columbia Avenue	060-12-0-096.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ezekiel Glenn, Mechett Edwards-Glenn, & Ezekiel Glenn, Successor Conservator of the Conservatorship Estate of Pauline O. Newsom, Davidson County Probate Court, Tennessee Docket No 21P-2371,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Asher Postman, an unmarried man and Alivia Kempf, an unmarried woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the east one-half of Lot Number 97 on the map of Capitol View Subdivision of record in Book 974, Page 52 and 53, Register's Office for said County, to which reference is hereby made for a more compelte and accurate legal description.

Said part of said Lot Number 97 fronts 50 feet on the northerly side of Capitol View Avenue and runs back between lines 297.3 feet on the easterly line and 298.35 feet, more or less, on the westerly line, to a dead line on the rear on which it measures 50 feet.

Being the same property conveyed to Pauline O. Newsom and Walter L. Glenn, II, both unmarried, by virtue of that certain Special Warranty Deed dated August 24, 2011, and being of record at Instrument No. 20110907-0069306 in the Register's Office of Davidson County, Tennessee. Walter L. Glen, II, having passed intestate on/or about May 11, 2022, leaving a wife Mechett Edwards-Glenn and a son, Ezekiel Glenn, by Affidavit of Heirship of Record at Instrument No. _202405280039318_____ in said Register's Office, Tennessee. Said property is being conveyed subject to Agreed Order of Compromise and Settlement entered at Docket No 23-0975-IV in the Chancery Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 211 Capitol View Dr. Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 21st day of May, 2024.

Ezekiel Glenn

Mechette Edwards-Glenn

Ezekiel Glenn, Successor Conservator of the Conservatorship Estate of Pauline O. Newsom

Conservator

By: Ezekiel Glenn, Successor Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ezekiel Glenn and Mechette Edwards-Glenn**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2024.

Notary Public

My Commission Expires: 3.3.2025

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ezekiel Glenn, Successor Conservator of the Conservatorship Estate of Pauline O. Newsom** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2024.

Notary Public

My Commission Expires: 3.3.2025

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MEMORIE WHITE

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 21, 2024**.

Affiant Signature

May 24, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25