WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 935,000.00 .

Affiant

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

Notary Public
COMMISSION EXPIRES: 9/15/27

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1156727 DEEDWARR
07/11/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20240711-0052208

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ephraim Glick	Haws, Inc. DBA Loan House	062-11-0B-002-00
(NAME)	(NAME)	
240 Valley Bend Drive	1010 S. Federal Hwy., 14th Fl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Hallandale Beach, FL 33009	
(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, I, **Jeffrey S. McLaughlin, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ephraim Glick, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Major Final Plat, The Summit at Pennington Bend Chase, a Cluster Lot Development of record in Instrument No. 20210908-0120326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Mclaughlin, unmarried man, by Warranty Deed from FRANK BATSON HOMES, INC., of record in Instrument No. 20230327-0021944, dated March 24, 2023, recorded March 27, 2023, Register's Office Davidson County, Tennessee.

Being part of the same property conveyed to Frank Batson Homes, Inc., by Quitclaim Deed from Frank Cope Batson, III, and Wife, Ginger Niccole Batson of record in instrument No. 2021108-0149015, Register's Office Davidson County, Tennessee.

Being part of the same property conveyed to Frank Batson Homes, Inc., by deed from Greg E. Snow and Tara E. Snow Wheeler and Chad E. Snow and Bret E. Snow and Tara E. Snow Wheeler, as Trustee for Alexis Victoria Wheeler and Greg E. Snow and Tara E. Snow Wheeler, as Trustees for Joshua Avery Snow and Greg E. Snow and Bret E. Snow, as Co-Executors of the Estate of Mary E. Snow, of record in Instrument No. 20200113-0004135, dated January 8, 2020, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 240 Valley Bend Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37214 (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. successors 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, 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 my hand this 1st day of July, 2024.

Jeffrey S. McLaughlin

State of Indiana

County of Noble

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared, Jeffrey S. McLaughlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2024.

Melissa A. Thompson
Notary Public

Commission Expires: 11/06/2030

MELISSA A. THOMPSON
Allen County
NOTARY PUBLIC
Commission Number
NP0744791
NOTARY SEAL
My Commission Expires
11/06/2030
STATE OF INDIANA

[redacted]

Anthony N. Greco, Affiant Date

[redacted]

Certificate of Authenticity attached.

Certificate of Authenticity

I, Joshua A. Terry, 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 7/1/24.

Affiant Signature – Joshua A. Terry

7/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/10/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON