20241295R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $595,000.00 Affiant Subscribed and sworn to before me, this the 23rd day of July, 2024. Notary Public My commission expires: 5/13/28

Karen Johnson Davidson County
Batch# 1162598 DEEDWARR
07/25/2024 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240725-0056347

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Richard A. Orland and La Quita V. Martin	NEW OWNER	**104-08-0M-414.00-CO**
1023 NOELTON	AVE.	
NASHVILLE, TN	37204	

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,

Elaine H. McKenna and Samuel J. McKenna, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard A. Orland and La Quita V. Martin, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 414, together with a parking space, of The Glen Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument No. 20080805-0080551 and Instrument No. 20081029-0108159 and Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, Register's Office for said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Elaine H. McKenna and Samuel J. McKenna, wife and husband by Warranty Deed from Lauren M. Mioton, married of record in Instrument No. 20140611-0050858 Register's Office for Davidson County, Tennessee, dated June 4, 2014 and recorded on June 11, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1706 18th Avenue South, 306, Nashville, TN 37212.

[signatures appear on the following page]

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), their heirs and 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), 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/OUR HANDS EFFECTIVE AS OF 23rd day of July, 2024:

Elaine H. McKenna

Samuel J. McKenna by Elaine McKenna, Attorney-In-Fact

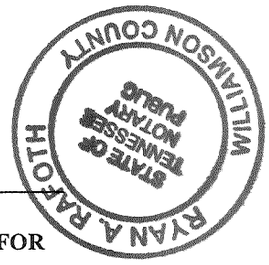
STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Elaine H. McKenna, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 23rd day of July, 2024.

My Commission Expires: 5/13/28

Notary Public



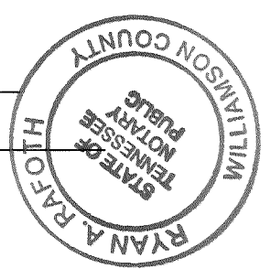
STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, ELAINE H MCKENNA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for SAMUEL J MCKENNA ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 23rd day of July, 2024.

My Commission Expires: 5/13/28

Notary Public



Certificate of Authenticity

I, Jennifer G. Lloyd, 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 July 23 2024.

Date

Affiant Signature

7/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of July, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY