WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1164433 DEEDWARR
07/31/2024 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,478.63
20240731-0057821

File #24-TC-0839-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Glaccum and Erin Glaccum	**FirstBank**	
(NAME)	(NAME)	
1710 10th Avenue South	**PO Box 1639**	**118 06 0 104.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Lexington, TN 38351**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

DON E. BRICKNER, A ONE THIRD (1/3RD) UNDIVIDED INTEREST AND ANGELINE NANCE PERKINS FKA ANGIE NANCE A ONE THIRD (1/3RD) UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, AND A ONE THIRD (1/3RD) UNDIVIDED INTEREST, TO STEPHEN M. BRICKNER, AS TENANTS IN COMMON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSEPH GLACCUM AND ERIN GLACCUM, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land In Davidson County, Tennessee, being Lost(s) 3, Block "E" as shown on the map entitled the MAP OF BATTLEFIELD ESTATES, SECTION NO. 2, of record in Plat Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Said Lot No 3 fronts 100 feet on the Southerly Side of Battlefield Drive and runs back 269.9 feet on the Westerly line and 284 feet on the Easterly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Luther Gray and Wife, Deborah Gray, by Warranty Deed from Estate of A. June Duke by William C. Duke, Executor, of record in Book 10895, Page 708, in the Register's Office of Davidson County, Tennessee, dated April 20, 1998 and recorded on April 22, 1998.

Being the same property conveyed to Don Brickner, a one-half undivided interest, by Quitclaim Deed from Luther Gray and Wife, Deborah Gray, of record in Instrument No. 20071011-0120910, in the Register's Office of Davidson County, Tennessee, dated October 09, 2007 and recorded on October 11, 2007.

Being the same property conveyed to Luther Gray and Wife, Deborah Gray and Don Brickner, by Quitclaim Deed from Lori Duke, Successor Trustee of the William Christopher Duke Children's Trust, Lori Duke, William Taylor Duke, and Hayden Laster Duke as the Sole Heirs at Law of the William Christopher Duke, of record in Instrument No. 20170525-0052419, in the Register's Office of Davidson County, Tennessee, dated May 20, 2017and recorded on May 25, 2017.

Being the same property conveyed to Don E. Brickner and Stephen M. Brickner, by Quitclaim Deed from Luther Gray and Wife, Deborah Gray, of record in Instrument No. 20170627-0064485, in the Register's Office of Davidson County, Tennessee, dated June 06, 2017 and recorded on June 27, 2017. Also see Notice of Successor Trustee Appointment recorded in Instrument No. 20170501-0042781 and Affidavit of Heirship recorded in Instrument No. 20170525-0052418, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Don E. Brickner, a One Third (1/3rd) Undivided Interest and Angie Nance a One Third (1/3rd) Undivided Interest, As Tenants in Common with Right of Survivorship, and a One Third (1/3rd) Undivided Interest, to Stephen M. Brickner, as Tenants in Common, by Quitclaim Deed from Don E. Brickner and Stephen M. Brickner, of record in Instrument No.

20230616-0045948, in the Register's Office of Davidson County, Tennessee, dated June 07, 2023 and recorded on June 16, 2023.

This was never the principal place of residence for the Grantors.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BATTLEFIELD ESTATES, SECTION NO. 2, as recorded in Plat Book 843, Page(s) 108.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **839 Battlefield Drive, Nashville, TN 37204**.

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 hand(s) this the 30th day of July, 2024.

Don E. Brickner

Angeline Nance Perkins

Stephen M. Brickner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2024, before me personally appeared Don E. Brickner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 30th day of July, 2024, before me personally appeared Angeline Nance Perkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 30th day of July, 2024, before me personally appeared Stephen M. Brickner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 30 day of July, 2024.

Affiant Signature
Date 7-30-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028