RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Name and Address of New Owner:
Michael A. Glance
200 Desoto Dr.
Nashville, TN 37210
Send Tax Bills To:
American Pacific Mortgage Corp
3000 Lava Ridge Court, Ste 800
Roseville, CA 95661
This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch # 1167280 DEEDWARR
08/12/2024 10:09:43 AM 2 pgs
Fees: $13.00 Taxes: $1,156.25
20240812-0060280

Map & Parcel No: 119-02-0-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brittany L. Olsen, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael A. Glance,** unmarried man, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 24, on the plan of MERTIE MILWEE of record in Plat Book 2331, Page 117, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Part of Lot No. 24 fronts 70.00 feet on the Northerly margin of Desoto Drive and extends back 120.00 feet on the Westerly line and 150.00 feet on the Easterly line to a broken line in the rear, being the Southerly margin of Interstate 24, measuring 76.00 feet, more or less.

Being the same property conveyed to Brittany L. Olsen, by Warranty Deed from Donna N. Allen, of record in Instrument No. 20140912-0083674, in the Register's Office of Davidson County, Tennessee, dated September 05, 2014 and recorded on September 12, 2014.

Property more commonly known as 200 Desoto Drive, Nashville TN, 37210.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of July, 2024.

(SEAL)
Brittany L. Olsen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of July, 2024, before me personally appeared Brittany L. Olsen, 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 26th day of July, 2024.

Notary Signature
My commission expires: 6-1-2025

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $312,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of July, 2024.

Notary Signature
My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON