WARRANTY DEED

Karen Johnson Davidson County
Batch# 1167527 DEEDWARR
08/12/2024 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240812-0060649

File #24-TLC-0217-CBB

(SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/15/27

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)
Nathaniel C, Pilkenton and Margaret M. Pilkenton	**New Owner**	
(NAME)	(NAME)	**114 08 0A 005.00**
217 Wesley Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

PATRICK GLASSON AND LAUREN GLASSON, HUSBAND AND WIFE,

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

NATHANIEL C, PILKENTON AND MARGARET M. PILKENTON, 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 Lot No. 5, on the Plan of CEDAR CREST SUBDIVISION - PHASE I, of record in Plat Book 6900, Page 284, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Patrick Glasson and Lauren Glasson, husband and wife, by General Warranty Deed from Sarah F. Bruner and Thomas D. Jarrell, wife and husband, of record in Instrument No. 20220920-0104682, in the Register's Office of Davidson County, Tennessee, dated September 15, 2022 and recorded on September 20, 2022.

Being the same property conveyed to Sarah F. Bruner and husband Thomas D. Jarrell, by Warranty Deed from T. J. Neumann & Associates, Inc., Debtor-in-Possession, a Tennessee Corporation, of record in Book 7727, Page 658, in the Register's Office of Davidson County, Tennessee, dated November 19, 1988 and recorded on December 14, 1988.

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 CEDAR CREST SUBDIVISION - PHASE I, as recorded in Plat Book 6900, Page(s) 284.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7213, Page 772 and amended in Book 8424, Page 405; Book 10086, Page 772 and Book 10174, Page 199 and Clarification and Correction recorded in Instrument No. 20020823-0102246.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 7127, Page 767
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 217 Wesley Court, Nashville, TN 37209.

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 5th day of August, 2024.

Witness my/our hand(s) this the ~~5th~~ 2nd day of August, 2024.

Patrick Glasson

Lauren Glasson

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Norfolk

On this ~~5th~~ 2nd day of August, 2024, before me personally appeared Patrick Glasson, 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 ~~5th~~ 2nd day of August, 2024.

John J. Savilia
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
11/22/30

Notary Signature John J. Savilia
My commission expires: 11/22/2030

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF ~~DAVIDSON~~ Norfolk

On this ~~5th~~ 2nd day of August, 2024, before me personally appeared Lauren Glasson, 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 ~~5th~~ 2nd day of August, 2024.

John J. Savilia
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
11/22/30

Notary Signature John J. Savilia
My commission expires: 11/22/2030

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 8/2/24.

Affiant Signature – Joshua A. Terry

8/16/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/16/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27