Karen Johnson Davidson County
Batch# 1168257 DEEDWARR
08/13/2024 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240813-0060875

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $360,000.00

Affiant

Subscribed and sworn to before me, this 8th day of August, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 2708 Glenmont Court Trust	**New Owner**	**11911015700**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Armando Sanchez, married and Joanne Pearl Harmon, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 2708 Glenmont Court Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a portion of Lot No. 9 erroneously stated as being all of Lot No. 9 in vesting deed of record in Instrument No. 20040825-0102874, RODCT),, Plan of Thompson Lane Park, of record in Book 2331, Page 138, Register's Office for Davidson County, Tennessee, being more particularly described, as follows:

Beginning at a point in the northeasterly corner of Lot No. 9, same being the common corner of Lots Nos. 8, 9, and 10 of said Subdivision; thence westerly along the common dividing line between Lot Nos. 9 and 10, 200.5 feet to a point; thence south 23 deg. E. 65 feet to a point; thence south 66 deg. 55' west 22 feet to a point in the easterly margin of the right-of-way of Interstate Highway 24, formerly Joplin Drive; thence southerly along the easterly margin of said Interstate Highway 66 feet to a point; thence easterly 240 feet along the northerly margin of Thompson Lane as widened, to a point; thence northerly 124.1 feet along the dividing line between lots nos. 8 and 9 to the point of beginning, and also described according to a survey by Hal R. Swann, Jr., Surveyor, dated January 11, 1964.

Being the same property conveyed to Armando Sanchez, married, and Joanne Pearl Harmon, unmarried, by Warranty Deed from Luis Del Mazo, Sr, a married man, dated July 29, 2004, of record in Instrument No. 20040825-0102874 (as corrected by Scrivener's Affidavit of record in Instrument No. 20240604-0041607), in the Register's Office for Davidson County, Tennessee. Angela Sanchez hereby signs to convey any interest she may have, marital or otherwise as the wife of Armando Sanchez.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2708 Glenmont Ct, Nashville, TN 37210.

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 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 in 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 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.

Armando Sanchez Date: 8/16/24
Armando Sanchez

Date: 8/16/24
Joanne Pearl Harmon

Date: 8/16/24
Angela Sanchez

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Armando Sanchez and Joanne Pearl Harmon and Angela Sanchez, the within named Grantor(s), 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 16th day of August, 2024.

NOTARY PUBLIC

My Commission Expires: 10/23/25

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/6/24 (date of document).

Jennifer Russell
Affiant Signature

8/8/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

