Karen Johnson Davidson County
Batch# 1168542 DEEDWARR
08/13/2024 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20240813-0061232

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,900,000.00**

Jenna R. Pelc
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2024

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chidobe Awuzie	New Owner	117-15-0X-009-00CO
(NAME) 421 Glen West Drive	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

J. TRENT LEHMAN, TRUSTEE OF 421 GLEN WEST TRUST,

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

CHIDOBE AWUZIE, A SINGLE PERSON,

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 Lot Number 9 as shown on the Final Plat of Barlow Glen, of record in Instrument Number 20140528-0045612, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. Trent Lehman, Trustee of 421 Glen West Trust by Deed dated June 23, 2022 from Trace Construction Inc, recorded June 27, 2022, in Instrument Number 20220627-0073072, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 421 Glen West Drive, Nashville, TN 37215

LT&E File #21317

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 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 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

Witness my/our hand(s) this 8th day of August, 2024

421 Glen West Trust

By: _____
J. Trent Lehman, Trustee

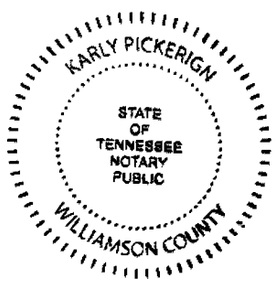
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, J. Trent Lehman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of the 421 Glen West Trust, with the authority to transfer and convey by themselves as the Trustee(s) under the said 421 Glen West Trust.

Witness my hand and seal this 19th day of March, 2019.

_____
Notary Signature

My commission expires: 9/21/25



LT&E File #21317

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 8, 2024**.

Affiant Signature

August 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of August, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25