Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-2805

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220,
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2024.

Notary Public

COMMISSION EXPIRES: 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1175360 DEEDWARR
08/29/2024 01:47:02 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20240829-0066547

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret Achee Bryan Achee	NAVY FEDERAL CREDIT UNION	083-15-0-182
(NAME)	(NAME)	
2805 Barclay Drive	820 FOLLIN LANE SE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	VIENNA, VA 22180	
(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, **Glenda Robertson and wife, Janet E. Hantke,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Margaret Achee, a married woman and Bryan Achee, an unmarried man, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~DAVIDSON~~ DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

B.

Land in Davidson County Tennessee, being Lot No. 221 on the Plan of Section One, Fortland Park of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 221 fronts 80 feet on the easterly side of Barclay Drive and runs back between parallel lines 179.9 feet to a dead line on which it measures 80 feet.

Being the same property conveyed to Glenda Robertson and wife, Janet E. Hantke by Warranty Deed from Jaques L. Mabrey and wife, Debbie J. Mabrey of record in Instrument No. 20171117-0118370, dated November 15, 2017, and recorded November 17 2017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **2805 Barclay Drive** **Nashville, TN** **37206**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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, successors 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, successors 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 our hands this 26 day of August, 2024.

Glenda Robertson

Janet E. Hantke

STATE OF CALIFORNIA)
COUNTY OF SOLANO)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Glenda Robertson and Janet E. Hantke**, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 26 day of August, 2024.

Please See Attached
CA Jurat / Ack

Notary Public

Commission Expires: 10/10/2027

CLEAR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Solano)

On 8/26/2024 (Date) before me, Sylvester Cullen, Notary Public (Here Insert Name and Title of the Officer)

Personally appeared GLENDA ROBERTSON, JANET E. HANTKE, N/A (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sylvester C (Signature of Notary Public)

SYLVESTER CULLEN
Notary Public - California
Solano County
Commission # 2465994
My Comm. Expires Oct 10, 2027

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document WARANTY DEED Document Date 8/26/2024

Number of Pages 2 Signer(s) Other Than Named Above none

Capacity(ies) Claimed by Signer(s)

Signer's Name GLENDA ROBERTSON	Signer's Name JANET E. HANTKE
☐ Corporate Officer—Title(s)	☐ Corporate Officer—Title(s)
☐ Partner ☐ Limited ☐ General	☐ Partner ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other	☐ Other
Signer Is Representing SELF	Signer Is Representing SELF

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