Karen Johnson Davidson County
Batch# 1183861 DEEDWARR
09/20/2024 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $3,996.00
20240920-0073044

(1)

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3526606

Return to:
Steltemeier & Westbrook, PLLC
220 Second Avenue, South
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $1,080,000.00.

Marcus Millin
Affiant

Subscribed and sworn to me, this 13th day of September, 2024.

Notary Public - Larry N. Westbrook

My Commission Expires: 3/26/2025

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

Property Address: 1623 Glen Echo Road Nashville, TN 37215	**Parcel ID**: 117-15-0U-001.00 CO
Property Owner: Marcus Millin 1623 Glen Echo Road Nashville, TN 37215	**Mail tax bills to:** Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923

THIS INDENTURE is made effective the 13th day of September, 2024, by **RICHARD R. BRUCE, II and CHELSEY L. BRUCE, husband and wife,** First Party, for the purpose of conveying the premises described herein to **MARCUS MILLIN, an unmarried man,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party the following described premises, to-wit:

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate, they have a good right to sell and convey the same and that the same is unencumbered, EXCEPT:

Land in Davidson County, Tennessee, being Unit 1, as shown on the plan of Glen Echo Cottages, a Horizontal Property Regime, filed as Exhibit "B" to and established by the Declaration of record at Instrument No. 20120410-0030784, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which Is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Richard R. Bruce, II and Chelsey L. Arnold, as tenants-in-common with rights of survivorship by Warranty Deed dated July 1, 2020 from Suzanne S. Manning, a married person, recorded at Instrument No. 20200706-0072191, Register's Office for Davidson County, Tennessee. Chelsey L. Bruce is one and the same as Chelsey L. Arnold.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20120410-0030784 and a First Amendment to the Declaration recorded at Instrument No. 20140507-0039125; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20140414-0031069; First Amendment to the Declaration recorded at Instrument No. 20150615-0056310; Second Amendment to the Declaration recorded at Instrument No. 20150619-0059122 and Instrument No. 20150622-0059380; Assignment of Developer's Rights recorded at Instrument No. 20160329-0029343; Articles of Incorporation recorded at Instrument No. 20120409-0030000; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20150225-0016010; ; in the Register's Office of Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 24, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Richard R. Bruce II

Richard R. Bruce, II

Chelsey L Bruce

Chelsey L. Bruce

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Richard R. Bruce, II**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 15 day of April, 2024.

NOTARY PUBLIC

My Commission Expires: 03/09/2027

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Chelsey L. Bruce**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 15 day of April, 2024

NOTARY PUBLIC

My Commission Expires: 03/09/2027

DAVID FAUSTINO SANDOVAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 September 13, 2024.

Signature – Larry N. Westbrook

Date: September 19, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of September, 2024.

Notary Public

My Commission Expires: 9/6/2027

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY