Karen Johnson Davidson County
Batch# 1185153 DEEDWARR
09/23/2024 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $888.56
20240923-0073767

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 240,150.00.

Affiant

THIS SPACE FOR OFFICIAL USE ONLY

Subscribed and sworn to before me, this the 20th day of September, 2024.

Notary Public

My commission expires: 11-3-2025

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Prepared By:
TOWNSEND TITLE LLC
2684 TOWNSEND COURT SUITE A
CLARKSVILLE, TN 37043
File No. 2024-543

Address New Owner:
Hawkwood Lane, LLC
146 Southridge Dr
Nashville, TN 37207

Send Tax Bills To:
New Owner

Map/Parcel No.
041-16-0-049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Howard Glenn, ummarried man,** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Hawkwood Lane, LLC, a Tennessee Limited Liability Company** ("GRANTEE"), its heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its heirs, successors and assigns forever. GRANTOR covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds him, his heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its heirs, successors and assigns forever, against the lawful claims of all persons whomsoever except for **2024** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 19th day of September, 2024.

GRANTOR:

Howard Glenn by Marian O. Lawless Attorney-In-Fact
Howard Glenn by Marian O. Lawless, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 19th day of September, 2024, personally appeared before me, Marian O. Lawless, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein, and who further acknowledged that she is the attorney-in-fact for Howard Glenn, also known as Howard Leo Glenn, the maker, and is authorized by the maker to execute this instrument on behalf of the maker, as evidenced by that certain power of attorney dated the 21st day of March 2024, placed of record in Instrument Number 20240904-0068162 in Register's Office of Davidson County, Tennessee .

Witness my hand, at office, this 19th day of September, 2024.

Notary Signature
My commission expires:

DUSTIN LOBATO
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 21, 2025
COUNTY OF MONTGOMERY

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Bellshire Estates, Section V, of record in Book 2133 page 144, Register's Office for said County.

Lot No. 153 fronts 93 feet on the southerly margin of Bellshire Drive and runs back 273.1 feet on the westerly line and 259.7 feet on the easterly line to a dead line measuring 115 feet thereon.

Being the same property conveyed to Howard Glenn from Virginia Gayle Sarber and Carolyn Ann Preston by Warranty Deed dated 8/30/1999 recorded 9/2/1999 in Book 11648, Page 541 in the Register's Office for Davidson County, Tennessee.

Property Address: 1127 Bellshire Drive, Nashville, TN 37207

Certificate of Authenticity

I, Holly A Mason, 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 9/19/24

Affiant Signature

9/23/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of September 20 24.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-6-25