Karen Johnson Davidson County
Batch# 1185358 DEEDWARR
09/24/2024 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240924-0074035

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948732

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $575,000.00.

Amanda Klein
Affiant

Subscribed and sworn to before me, this 19th day of September, 2024.

Carmen Coats
Notary Public
My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah R. Cox and Charles R. Knapp PO Box 140156 Garden City, ID 83714	New Owner	Tax Parcel ID No. 073-05-0-152.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan J. Glazer and Sarah S. Glazer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sarah R. Cox and Charles R. Knapp, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled Addition No. 3 to Riverwood Heights Subdivision, of record in Plat Book 2083, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRYAN J. GLAZER AND SARAH S. GLAZER, HUSBAND AND WIFE, by deed from JEDD HUGHES AND ALLISON KLEIN, HUSBAND AND WIFE, of record in Instrument No. 20190603-0052551, dated May 28, 2019, said Register's Office.

Sarah S. Glazer and Sara S. Glazer being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 073-05-0-152.00.

Matters shown on the Plan of record in Plat Book 2083, page 16, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1583, page 145 and in Book 1975, page 162, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4145, page 821, said Register's Office.

This is improved property located at 2306 Demarius Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 19th day of September, 2024.

Bryan J. Glazer

Sarah S. Glazer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan J. Glazer and Sarah S. Glazer, 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 for the purposes therein contained.

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

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 19.

Affiant Signature

24th day of September, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028