WARRANTY DEED

GLASPIE-H24244

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF October, 2024.

(Affix Seal) Notary Public

My Commission Expires: 7/16/2026

ALLISON TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 07/16/2026

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
NATHANIEL COLE JENNETTE AND CHELSEA GRACE GLASPIE	**Nathaniel Cole Jennette Chelsea Grace Glaspie**	074.16-0-041.00
240 Bonnabrook Drive	**240 Bonnabrook Drive**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PAUL DENNIS ARNTZ AND RONALD CALDWELL NORRIS, JOINT WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NATHANIEL COLE JENNETTE, AN UNMARRIED MAN, AND CHELSEA GRACE GLASPIE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 434 on the Plan of Hermitage Hills, Section Five, of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Dennis Arntz and Ronald Caldwell Norris, joint with right of survivorship by deed from Paul Dennis Arntz of record in Instrument No. 200908070074656, recorded on 08/07/2009, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 240 Bonnabrook Drive, Hermitage, Tennessee 37076 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Karen Johnson Davidson County
Batch# 1193119 DEEDWARR
10/14/2024 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241014-0079295

Witness my/our hand(s) this 9th day of October, 2024.

Paul Dennis Arntz

Ronald Caldwell Norris

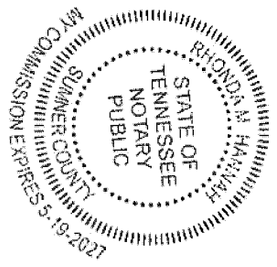
STATE OF Tennessee

COUNTY OF **Davidson**

Personally appeared before me, Rhonda M Harris, a Notary Public in and for said County and State, the within named PAUL DENNIS ARNTZ AND RONALD CALDWELL NORRIS 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 for the purposes therein contained. Witness my hand and official seal at Sumner County, TN, this 9th day of October, 2024.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Christen Rabe, 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 **October 9, 2024**.

Date

Christen Rabe

Affiant Signature

10/9/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **October**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025