Karen Johnson Davidson County
Batch# 1202939 DEEDWARR
11/08/2024 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20241108-0087225

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF OGLE
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 06-29-2027

(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-29-2027

INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Glendenning Family Trust	The Glendenning Family Trust	093-11-0H-029.00
(NAME)	(NAME)	
5741 E. McCormick Rd	5741 E. McCormick Rd	
(ADDRESS)	(ADDRESS)	
Stillman Valley, IL 61084	Stillman Valley, IL 61084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **I Shauna Sitton, an unmarried woman,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **The Glendenning Family Trust,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain Unit Located in Davidson County, Tennessee, being known and designated as Unit No. 402 of Muse, a Planned Unit Development, a Horizontal Property Regime with private elements, established pursuant to the Declaration, of Covenants, Conditions and Restrictions Establishing Muse, a Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20200123-0008592, Instrument No. 20211001-0132086, and amended in Instrument No. 20211208-0162784, Instrument No. 20240229-0014013, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Shauna Sitton, unmarried by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company, dated 02/14/2022, of record in Instrument No. 20220217-0018417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 65 Lindsley Avenue, Unit 402, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of November, 2024.

Shauna Sitton

State of California
County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shauna Sitton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my ~~hand~~ SMA 1 NOV and Official seal this ~~29th~~ day of November, 2024.

Notary Public:
My Commission Expires: 10.28.27

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

SHERRY MARIA AMERI
Notary Public - California
Orange County
Commission # 2468600
My Comm. Expires Oct 28, 2027

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 11/01/2024.

Jennifer A Hoffman

AFFIANT

DATE: 11/6/2024

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 6th day of November, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027