Karen Johnson Davidson County
Batch# 1207217 DEEDWARR
11/20/2024 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $11,470.00
20241120-0090564

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38395-10-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $3,100,000.00. Affiant Subscribed and sworn to before me this 19 day of November, 2024. Notary Public My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerome Latham 1141 Glendale Lane Nashville, TN 37204	New Owner	Map and Parcel No.: 131 08 0W 001.00

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, Kelly E. Cox, as Trustee of The 1141 Glendale Trust under agreement dated October 20, 2020, as amended ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jerome Latham, unmarried man ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1141 Glendale Lane, Nashville, Davidson County, Tennessee 37204.

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

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15 day of November, 2024.

GRANTOR:

Trustee

Kelly E. Cox, as Trustee of
The 1141 Glendale Trust
u/a/d October 20, 2020, as amended

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly E. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The 1141 Glendale Trust established under agreement dated October 20, 2020, as amended, and as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of November, 2024.

Notary Public
My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1141 on the Plan entitled 1141 GLENDALE TOWNHOMES, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1141 GLENDALE TOWNHOMES of record in Instrument No. 20191126-0121864, as amended in Instrument No. 20201001-0113364, Instrument No. 20201001-0113547 and Instrument No. 20201023-0123369, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura Perry as Trustee of The 1141 Glendale Trust, by Warranty Deed from Blue Sky Horizon, GP, a Tennessee general partnership, of record in Instrument No. 20201105-0129518, in the Register's Office of Davidson County, Tennessee, dated October 16, 2020 and recorded on November 05, 2020. By Amendment to Trust Agreement dated November 14, 2024, Kelly E. Cox was named successor trustee of The 1141 Glendale Trust. See Certification of Trust of record in Instrument No. _20241200090563_____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191126-0121864, as amended in Instrument No. 20201001-0113364, Instrument No. 20201001-0113547 and Instrument No. 20201023-0123369.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20210621-0083178.
6. Easement for the flow of the waterways thereon, and the rights of the public therein.
7. Rights of upper and lower riparian owners to the flow of the waterways thereon, free from diminution or pollution.

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Nov. 15, 24 (date of document).

Jennifer L. Pennell

Nov. 19, 24

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

