THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16773-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 912,140.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1242978 DEEDWARR
03/05/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,374.92
20250305-0016396

NOTARY MICHAEL MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 05-05-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Duncan and Ezekiel Duran	New Owner	
919 Glendale Lane	Property	132-09-0-066.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Emily Bond, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Duncan, unmarried woman and Ezekiel Duran, unmarried man, joint tenancy with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly 144 feet of Lot 13 on the Map Showing Subdivision of Lots 27, 28, 36 thru 43 and Part of Lots 35 and 44 in Oak Hill Subdivision No. 1 of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby described as follows:

Beginning at an iron pin at the southeast corner of Glendale Park Avenue and Soper Avenue; thence with the southerly margin of Glendale Park Avenue, eastwardly 142.5 feet to the corner of Lots 13 and 14; thence with the line between said two lots, southwardly 144 feet; thence at right angles westwardly 142.5 feet to the easterly margin of Soper Avenue; thence with said avenue northwardly 144 feet to the beginning.

Being the same property conveyed to Emily Bond, unmarried by Warranty Deed from Charles Thomas Gibson and Katherine H. Gibson, husband and wife of record in Instrument No. 20190829-0087196 Register's Office for Davidson County, Tennessee, dated August 26, 2019 and recorded on August 29, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **919 Glendale Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this the 4 day of March, 2025.

Emily Bond
Emily Bond

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Bond, an unmarried woman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4 day of March, 2025.

My Commission expires: 7/3/28

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certificate of Authenticity

I, Krystal Schuster, 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 3/4/25.

Date

Affiant Signature

3/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of March, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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