Karen Johnson Davidson County
Batch# 1246272 DEEDWARR
03/14/2025 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20250314-0018932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-LPT-25-801-C5

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kent Eugene Glaser	**Same As New Owner**	
(NAME) **801 Inverness Ave Apt C5**	(NAME)	**118-02-0C-045.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **FUTURE GLOBAL GROUP, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENT EUGENE GLASER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-5 as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66 Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Future Global Group, LLC, a Georgia Limited Liability Company by Warranty Deed from Marla M. Richardson, Trustee of The Marla M. Richardson Living Trust U/A/D July 05, 2017 of record in Instrument No. 20211110-0150507 Register's Office for Davidson County, Tennessee, dated November 04, 2021 and recorded on November 10, 2021.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto as Exhibit "C".
- Survey performed by Timothy Mark Donlon, Tennessee RLS No. 2297, dated April 2, 2007, as referenced in the deed of record in Instrument No. 20170801-0078051, Register's Office for Davidson County, Tennessee.
- Charter of Village South Condominium Owners Association Inc. of record in Instrument Number 20070803-0092363, in the Register's Office for Davidson County, Tennessee.
- Plan attached as Exhibit "E" to the Master Deed establishing a Horizontal Property Regime of Village South Condominiums of record in Instrument Number 20070821-0100079, Register's Office for Davidson County, Tennessee.
- Easement to Viacom of record in Book 9523, Page 521, in the Register's Office for Davidson County, Tennessee.
- Restriction of record in Book 8518, Page 15, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20071211-0142913, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Inverness Ave Apt C5, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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 my/our hand(s) this the 7th DAY OF MARCH, 2025.

Future Global Group, LLC

BY:_____
Tracey Eum
Sole Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACEY EUM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of FUTURE GLOBAL GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of March, 2025.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 03/12/2025.

Affiant Signature

03/12/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03/12/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY