Karen Johnson Davidson County
Batch# 1249001 DEEDWARR
03/21/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.08
20250321-0021172

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$369,750.00.** **Affiant** Subscribed and sworn to before me, this **7th day of March, 2025.** **Notary Public** **My commission expires:** _____

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

WARRANTY DEED

Address of New Owner(s) as follows: **Phillip Dean** **422 Bradford Green** **Nashville, TN 37221**	Send Tax Bills To: SAME AS NEW OWNER	Map-Parcel Numbers: **142-07-0C-026.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Glenna A. Lyle, an unmarried woman,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Phillip Dean, an unmarried person,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Unit Number 26 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for Ashley Green, of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed") to which Master Deed reference is here made for a more complete and accurate description of said unit.

Being the same property conveyed to John A. Lyle and Glenna A. Lyle, husband and wife by Warranty Deed from Mildred M. Hochheiser, unmarried of record in Instrument No. 20040806-0095016 Register's Office for Davidson County, Tennessee, dated July 28, 2004 and recorded on August 06, 2004. The said John A. Lyle having since passed away on July 20, 2013 leaving Glenna A. Lyle, as surviving tenant by the entirety.

HE-2025-033

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **422 Bradford Green, Nashville, TN 37221**.

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 in 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 my/our hand(s) this **7th day of March, 2025.**

Glenna A. Lyle by Stephanie Borop, her Attorney-In-Fact

Glenna A. Lyle by Stephanie Borop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

On this 7th day of March, 2025, before me personally appeared Stephanie Borop, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of March, 2025.

Cheryl M Rodgers

Notary Signature
My commission expires:
11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

HE-2025-033

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jordan Myers, 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 03/07/2025 (date of document).

Affiant Signature

Date 03/20/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11/3/25

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025