Send Tax Bills To:
Simon G. Riley
560 Harpeth Trace Drive
Nashville, TN 37221

This Instrument Prepared By:
Cedar City Title, LLC
142 Public Sq, Ste F
Lebanon, TN 37087

New Owners:
Simon G. Riley
560 Harpeth Trace Drive
Nashville, TN 37221

Map & Parcel No: 143-02-0A-019.00-CO

Space for Recorders Stamp

Karen Johnson Davidson County
Batch # 1249370 DEEDWARR
03/24/2025 09.11 26 AM 3 pgs
Fees $18 00 Taxes $2,997 00
20250324-0021664

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT HUNDRED TEN THOUSAND AND 00/100 ($810,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shawn Hartley Glinter and wife, Nicole Elyse Brod** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Simon G. Riley, unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Harpeth Trace Estates, Section 3, a Panned Unit Development of record in Plat Book 5200, Page (s) 751 through 753, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn Hartley Glinter and Wife, Nicole Elyse Brod by Quitclaim Deed from Vickie Kufield Brod of record in Instrument No. 20201222-0152252 Register's Office for Davidson County, Tennessee, dated December 18, 2020 and recorded on December 22, 2020.

This is __X_IMPROVED ___UNIMPROVED property known as 560 Harpeth Trace Drive, Nashville, TN 37221.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of March, 2025 .

Shawn Hartley Glinter

Nicole Elyse Brod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2025, before me personally appeared Shawn Hartley Glinter and Nicole Elyse Brod, 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 21st day of March, 2025.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $810,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 21st day of March, 2025.

Notary Signature
My commission expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY