Karen Johnson Davidson County Batch# 1270912 DEEDWARR 05/08/2025 03:17:30 PM 3 pgs Fees: $18.00 Taxes: $1,812.63 20250508-0036282	STATE OF TENNESSEE COUNTY OF ~~RUTHERFORD~~ Wilson The actual consideration or value, whichever is greater, for this transfer is $489,900.00 Affiant Subscribed and sworn to before me, this the 7th day of May, 2025 Notary Public My Commission Expires: _____ (AFFIX SEAL)

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Marna Bogan	NEW OWNER	086-13-0B-037.00 CO
804 Sunset View Drive		
Nashville, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Norman W. Glessner and Mary Anne Glessner, Trustees of Glessner Trust dated August 12, 2021

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marna Lynn Bogan, unmarried woman

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 Villa #1231, a Private Element of Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, appearing of record in Instrument No. 20190523-0049079, in the Register's Office for Davidson County, Tennessee, as corrected in Instrument No. 20190624-0060681 in said Register's Office, and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas appearing of record in Instrument No. 20200108-0002809; and further amended in Instrument No. 20220314-0029615 and Instrument No. 20240911-0070006 in said Register's Office, together with such rights and interest in the Limited Common Elements and Villa Common Elements associated with ownership of said Villa as set forth in the said Declaration as corrected and amended, of which reference to the Declaration as corrected and amended and its Exhibits is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Reference is hereby also made to Final Subdivision Plat of Magnolia Farms of record in Instrument No. 20190507-0042696, Register's Office for Davidson County, Tennessee, and the Final Subdivision Plat for Phase 2, Section 2 of Magnolia Farms of record in Instrument No. 20191210-0127306 in said Register's Office, as revised in Instrument No. 20200114-0004924 in said Register's Office, the property within which is subject to the above-referenced Declaration as corrected and amended, and the referenced Plats.

BEING the same property conveyed to Norman W. Glessner and Mary Anne Glessner, Trustees of Glessner Trust dated August 12, 2021, by Special Warranty Deed to Trustees from Norman Glessner and Mary Anne Glessner, husband and wife, dated 8/12/2021 and recorded 10/1/2021 in Instrument No. 20211001-0131987; and the same property previously conveyed to Norman Glessner and Mary Anne Glessner, husband and wife, by Warranty Deed

from Beazer Homes, LLC, a Delaware limited liability company, dated 1/8/2021 and recorded 1/8/2021 in Instrument No. 20210108-0004178, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions & By-Laws for Magnolia Farms Villas of record in Instrument No. 20190523-0049079, as corrected in Instrument No. 20190624-0060681; and as amended by Supplementary Declaration annexing Phase 2, Section 2 of Magnolia Farms Villas in Instrument No. 20200108-0002809; and further amended in Instrument No. 20220314-0029615 and Instrument No. 20240911-0070006; Conveyance of Common Areas for Phase 2, Section 2 of record in Instrument No. 20200715-0077186; Sanitary Sewer Easement of record in Instrument No. 20180621-0059898; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20180626-0061329 and Instrument No. 20181023-0105078, Access and Maintenance Easement Agreement of record in Instrument No. 20191029-0110868; Boundary Plats for Magnola Farms of record in Instrument No. 20190507-0042696 and Instrument No. 20191210-0127306, revised in Instrument No. 20200114-0004924, Register's Office for Davidson County, Tennessee.

This is improved property known as 804 Sunset View Drive, Nashville, TN 37076

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 Grantor does covenant with said Grantees that Grantor is 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 I/we do further covenant and bind myself/ourselves, my/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 May, 2025

Glessner Trust

By: _____, Trustee
Norman W. Glessner, Trustee

By: Mary Anne Glessner, Trustee
Mary Anne Glessner, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Norman W. Glessner and Mary Anne Glessner,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the **Trustees** of **The Glessner Trust dated August 12, 2021** and that they as such Trustee executed the foregoing instrument for the purposes therein contained by signing the name of the entity by themselves as **Trustees.**

Witness my hand and official seal at Nashville (city), TN this 7th day of May, 2025.

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

_____
Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/7/2025 (date of document).

Affiant Signature

5/7/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7 day of May, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL