Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1274062
05/16/2025 10 03 12 AM
Fees $13 00 Taxes $1,603 95

Davidson County
DEEDWARR
2 pgs

20250516-0038653

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $433,500 00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/13/2025 NOTARY PUBLIC MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2575-25NASH-TN

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
602 Glenpark Drive, LLC	NEW OWNER	120-09-0-096 00
602 Glenpark Dr		
Nashville, TN 37217		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeffrey J. Szalwinski and wife, Christine Markferding

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

602 Glenpark Drive, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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, Tn, Being Lot No 5A60 on the Plan of Glengarry Park, Section Five-A, of record in Book 3300, Page 58, amended in Book 3706, page 520, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Jeffrey J Szalwinski and wife, Christine Markferding by Warranty Deed from Betty Joann Cruthirds, unmarried, and Billie Jean Harden, unmarried of record in Instrument No 20070226-0023613 Register's Office for Davidson County, Tennessee, dated February 23, 2007 and recorded on February 26, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 602 Glenpark Drive Nashville, TN 37217

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 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 hand on May 12, 2025

Jeffrey J Szalwinski

Christine Markferding

STATE OF NEW YORK

COUNTY OF Erie

Personally appeared before me, a Notary Public of said County and State, Jeffrey J Szalwinski and Christine Markferding, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this May 12, 2025

Margaret M Hartman

Notary Public

My Commission Expires: 01/31/2027

MARGARET M HARTMAN
Notary Public - State of New York
NO. 01HA4521837
Qualified in Erie County
My Commission Expires Jan 31, 2027

File #: 2575-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027