Karen Johnson Davidson County
Batch# 1293068 DEEDWARR
07/02/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250702-0052344

WARRANTY DEED

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/26/28

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Kirsten Vorder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF July, 2025.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: MC Prestige Services LLC and Tres Hermanos Management Inc.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	New Owner (NAME)	06110020200
211 Shawn Drive (ADDRESS)	(ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Barbara Maureen James Executrix of the Estate of William L. Glenn and Barbara Maureen James**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MC Prestige Services LLC, a Tennessee limited liability company and Tres Hermanos Management Inc., and Illinois corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: BEING Lot No. 6 on the Plan of Maplewood Heights, Resubdivision, of record in Book 4885, Page 27, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William L. Glenn, by virtue of that certain Deed dated February 9, 1993, and being of record at Book 8866, Page 35 in the Register's Office of Davidson County, Tennessee. William Glenn having passed on or about January 21, 2021. The said William L. Glenn also known as William Larry Glenn died testate on January 17, 2021, devising the subject property to Barbara Maureen James, pursuant to the Last Will & Testament filed in Docket No. 21P352, in the Circuit Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3846 Saunders Ave Nashville, TN 37216
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 this 30th day of June, 2025.

Barbara Maureen James Executrix

Barbara Maureen James Executrix of the Estate of William L. Glenn

Barbara Maureen James

Barbara Maureen James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Barbara Maureen James Executrix of the Estate of William L. Glenn**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Barbara Maureen James**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2025.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24391-DS

I, Kirsten Virden, 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 7/1/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/1/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

