Karen Johnson Davidson County
Batch# 1304391 DEEDWARR
08/01/2025 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $9,139.00
20250801-0061059

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651261**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,470,000.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2025. Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: David Benjamin Stein and Emily Alison Moberg 2048 Timberwood Drive Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ NBKC BANK 8320 WARD PKWY KANSAS CITY, MO 64114	Tax Information: Tax Parcel ID No. 144-00-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John J. Glennon, Jr. and Debora P. Glennon, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Benjamin Stein and Emily Alison Moberg, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of Bransford Realty Company's Forest Hills Subdivision, of record in Book 547, page 140, Register's Office for said County.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM is the property conveyed to Bruce Sinclair-Smith and wife, Anne Livingstone Sinclair-Smith, by deed of record in Book 3101, page 507, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 16 on the Plan of bransford Realty Company's Forest Hills Subdivision, of record in Book 547, page 140, Register's Office for said County and described according to an unregistered copy of a survey thereof made by Hickerson-Miller, Engineers-Surveyors, July 10, 1960, as follows:

Said part of said lot fronts 200 feet on the northwesterly side of Hillsboro Road and runs back between parallel lines, 655 feet to a dead line.

Being the same property conveyed to JOHN J. GLENNON, JR. AND DEBORA P. GLENNON, AS TENANTS IN COMMON, by deed from RICHARDSON M. ROBERTS AND WIFE, SYLVIA L. ROBERTS, of record in Book 11439, page 200 , dated April 14, 1999 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 144-00-0-022.00.

Matters shown on the Plan of record in Plat Book 547, page 140, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7834, page 170 and in Book 8275, page 969, said Register's Office.

This is improved property located at 2048 Timberwood Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2025.

John J. Glennon, Jr.

Debora P. Glennon

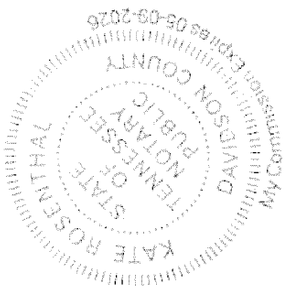
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John J. Glennon, Jr. and Debora P. Glennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2025.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 29. 2025.

Affiant Signature

1st day of August, 2025

Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028