Karen Johnson Davidson County
Batch# 1317625 DEEDWARR
09/02/2025 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20250902-0070072

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00

Affiant

Subscribed and sworn to before me this 29th day of August, 2025.

Notary Public
My commission expires: 4-19-2027

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Leah Danielle Jones	New American Funding, LLC.	188-10-0A-299-00
1754 Park Terrace Ln.	14511 Myford Rd., Ste 100	
Nolensville, TN 37135	Tustin, CA 92780	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Lori Beth Glover, a married woman,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Leah Danielle Jones, an unmarried woman** 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:

Being all of Lot No. 299 on the Plan of Phase 7, Section 1A, Carothers Crossing, of record in Instrument No. 20200910-0103215 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lori Beth Glover and Matthew Manke, both unmarried, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220331-0037696, Register's Office for Davidson County, Tennessee, and dated March 31, 2022. Matthew Manke conveyed his interest to Lori Beth Glover by Quitclaim Deed of record in Instrument No. 20230605-0042103, Register's Office for Davidson County, Tennessee, and dated May 25, 2023.

By her signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Carothers Crossing of record in Instrument No. 20200910-0103215 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20070627-0076582, supplemented in Instrument No. 20070821-0099817 and Instrument No. 20070821-0099818, amended in Instrument No. 20080515-0049892, with Supplemental to add Phase 3, Section 1, of record in Instrument No. 20171002-0100688. in the official records of the Davidson County Register of Deeds.

4. Charter for Carothers Crossing Neighborhood Association of record in Instrument No. 20070307-0027908 Register's Office for Davidson County, Tennessee.

5. Charter of Carothers Crossing Townhomes Homeowners Association of record in Instrument No. 20241122-0091493 Register's Office for Davidson County, Tennessee.

6. Subject to the Master Deed, recorded as Instrument #20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20171002-0100689, as corrected by Scrivener's Affidavit of record in Instrument No. 20171220-0129697, as amended in Instrument No. 20180125-0008094 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 1754 Park Terrace Lane, Nolensville, TN 37135

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of August, 2025.

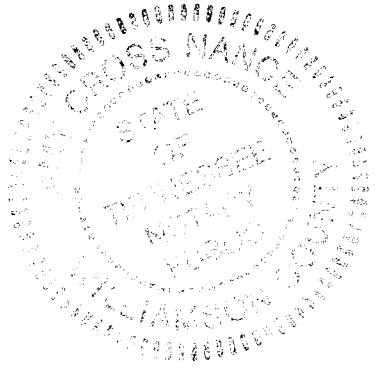
Lori Beth Glover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2025, before me personally appeared Lori Beth Glover, 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 28th day of August, 2025.

Notary Signature
My commission expires: 2/7/27



202509020070072

CERTIFICATE OF AUTHENTICITY

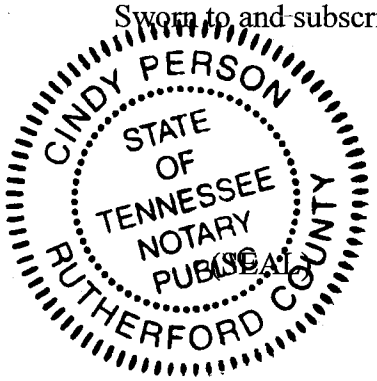
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-29-2025.

A R Steelman
Affiant Signature

9-2-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2 day of September, 2025.



(SEAL)

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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