Karen Johnson Davidson County
Batch# 1319047 DEEDWARR
09/05/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20250905-0071198

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **700,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gabriel Cardus Revocable Trust and Gabriel Cardus | New Owner | 186-04-0A-482-00 |
| (NAME) 420 Marlowe Court | (NAME) | |
| (ADDRESS) Nolensville, TN 37135 | (ADDRESS) | |
| (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, WE,

**LYNN SMITH GLICK AND JEFFREY ALAN GLICK, TRUSTEES OF THE GLICK LIVING TRUST DATED NOVEMBER 21, 2024,**

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

**GABRIEL CARDUS REVOCABLE TRUST DATED OCTOBER 21, 2022,**

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 Lot No. 482 on the Final Plat of Burkitt Place, Phase 2-I, as of record in Instrument No. 20130215-0015586, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

The Glick Living Trust dated November 21, 2024

Being the same property conveyed to The Glick Living Trust dated November 21, 2024 by Deed dated November 21, 2024 from Jeffrey A. Glick and Lynn S. Glick, recorded December 5, 2024, in Instrument Number 20241205-0094348, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 420 Marlowe Court, Nolensville, TN 37135

LT&E File #22326

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/our hand(s) this 3rd day of September, 2025

The Glick Living Trust dated November 21, 2024

By: _____
Lynn Smith Glick, Trustee

By: _____
Jeffrey Alan Glick, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Jeffrey Alan Glick and Lynn Smith Glick, the bargainor(s), 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 acting as the Trustee(s) of The Glick Living Trust dated November 21, 2024, and any amendments thereto, with the authority to transfer and convey by themselves as trustee(s) under the said The Glick Living Trust dated November 21, 2024, and any amendments thereto.

Witness my hand, at office, this 3rd day of September, 2025.

_____
Notary Signature
My commission expires: 1/13/25

LT&E File #22326

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 09/03/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/03/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

