WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September, 2025.

Notary Public
COMMISSION EXPIRES:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1320907 DEEDWARR
09/11/2025 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250911-0072526

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley Kate Thrasher Michael Jake Thrasher	Legacy Home Loans	044-11-0-136
(NAME)	(NAME)	
601 Lawrence Street	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	White House, TN 37188	
(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, I, **Robert Edward Glenn, Administrator of Estate of Eric Robert Glenn,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley Kate Thrasher and Michael Jake Thrasher, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 71, Section "A" Village of Old Hickory, as shown on plat of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being the same property conveyed to in Eric Robert Glenn by Warranty Deed from Jason Hanley, of record in Instrument No. 20230809-0061732, dated July 26, 2023, recorded August 09, 2023, in the Register's Office for Davidson County, Tennessee. The said Eric Robert Glenn ("Decedent") died intestate on March 20, 2025. Robert Edward Glenn was appointed as Administrator of Decedent's intestate estate in Docket No. 25P-775 in the Probate Court for Davidson County, Tennessee. Subsequently the property was made subject to the probate estate due to insolvency by Agreed Order Declaring Estate Insolvent and Declaring Real Property Part of the Estate and Approving Purchase and Sale Agreement with the within named Grantee entered by said Probate Court. Decedent's sole heir at law is Tatem Emerson Love, a minor child with Guardian being Kimberly Yvette Love, her mother, pursuant to appointment in Docket No. 25P-1410 in the Probate Court for Davidson County, Tennessee. See Affidavit of Heirship of record in Instrument No. 202509110072525 in the Register's Office for Davidson County, Tennessee. Guardian, by and through her counsel of record, approved the above-described Agreed Order.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 601 Lawrence Street (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (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. successors and assigns forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is 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; and GRANTOR does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors 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 4 day of September, 2025.

Estate of Eric Robert Glenn, Grantor

By: Robert E Glenn Admin's trustee
Robert Edward Glenn, Administrator

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Robert Edward Glenn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be the duly appointed and acting Administrator of the Estate of Eric Robert Glenn, deceased, by Order of the Probate Court for Davidson County, Tennessee in Docket No. 25P-775, and who in my presence executed the within instrument for and on behalf of said Estate by signing the name of the Estate as its Administrator, and upon oath acknowledged that hedid so as his free act and deed for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 4th day of September, 2025.

NOTARY PUBLIC

NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

Commission Expires: 11/26/2028

202509110072526

True Copy Certification

I, **Tammy Carney,** 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 this the 4th day of September, 2025.

Affiant Signature
Date 9.9.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

