NEW OWNER:
FMAB PROPERTIES, LLC
375 DAVIDS WAY
LAVERGNE, TN 37086

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1314

Map & Parcel No: 16203038200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1333325 DEEDWARR
10/13/2025 09 16 07 AM 3 pgs
Fees $18 00 Taxes $1,054 50
20251013-0081422

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Five Thousand and 00/100 Dollars ($285,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WALLACE C. GLASKOX and wife, NANCY F. GLASKOX** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **FMAB PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 54, Plan of Haywood Hills, Section 5, of record in Plat Book 4675, Page 143, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to WALLACE C. GLASKOX and wife, NANCY F. GLASKOX, as tenants by the entirety, by Quitclaim Deed from Nancy Fran Johnson, dated March 5, 2007, and of record in Instrument No. 20070314-0030958, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Nancy Fran Johnson, married, by Warranty Deed from William K. Glaskox, married, dated December 3, 2003, and of record in Instrument No. 20031210-0177384, Register's Office for Davidson County, Tennessee. Nancy Fran Johnson is one and the same person as Nancy F. Glaskox.

THIS IS IMPROVED PROPERTY more commonly known as **4917 ALGONQUIN TRAIL, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4675, Page 143, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 10th day of October, 2025.

WALLACE C. GLASKOX

NANCY F. GLASKOX

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WALLACE C. GLASKOX and NANCY F. GLASKOX**, 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 and official seal at office this 10th day of October, 2025.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029

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The actual consideration or value, whichever is greater, for this transfer is **$285,000.00**.

AFFIANT

Sworn to and subscribed to before me this 10th day of October, 2025.

NOTARY PUBLIC

My commission expires: 7/7/27

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY