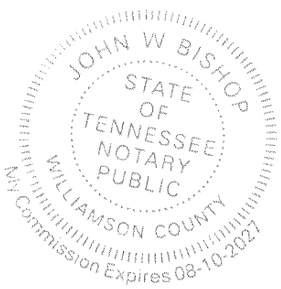
Karen Johnson Davidson County
Batch# 1337035 DEEDWARR
10/22/2025 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,557.70
20251022-0083942

WARRANTY DEED



File No. PA-25-11288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachariah Glotta and Ashley Patrice Glotta	Legacy Home Loans DBA Steadfast Mortgage	
(NAME)	(NAME)	
2625 Jordan Ridge Drive	408 Hwy 76	058-09-0A-281.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	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/we, **Jasmine Dary and Nathaniel Dary, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Patrice Glotta and Zachariah David Glotta, wife and husband,** , HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 281 on the Plan of Jordan Ridge at Eaton's Creek (erroneously shown as Jordan's Ridge at Eaton's Creek in deed), Phase 11, A Cluster Lot Planned Unit Development formerly Creekside Trails, of record in Plat at Instrument No. 20100126-0006479, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jasmine Dary and Nathaniel Dary, wife and husband by Warranty deed from Judy Toy, unmarried of record in Instrument No. 20170831-0089815 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on August 31, 2017.

This is property more commonly known as 2625 Jordan Ridge Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 20th day of October, 2025.

Jasmine Dary

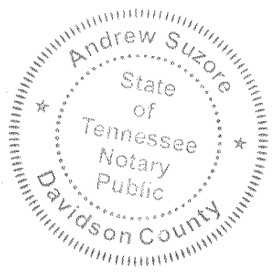
Nathaniel Dary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2025, before me personally appeared Jasmine Dary and Nathaniel Dary, 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 20th day of October, 2025.

Notary Signature
My commission expires: May 8, 2028



True Copy Certification

I, **Denise Woods,** 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 20 day of October, 2025.

Denise Woods
Affiant Signature
Date 10-20-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

