WARRANTY DEED

Karen Johnson Davidson County
Batch# 1343392 DEEDWARR
11/10/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20251110-0089688

File No. BC-25-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00 .

Brenna O'Neill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

COLBY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenna O'Neill	Legacy Home Loans, LLC DBA Steadfast Mortgage	
(NAME) 1401 3rd Ave. North, #309	(NAME) 408 Highway 76	082-03-0-158.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) 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, **RYAN PAIGE, AN UNMARRIED MAN AND CHANCE GLASCO, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRENNA O'NEILL, AN UNMARRIED WOMAN**, 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 the Easterly part of Lot No. 1, on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's Office for said County, described as follows:

Beginning at the Northwest corner of Cleveland and Stockell Streets; thence with the Westerly margin of Stockell Street Northwardly 150 feet to the Southerly margin of an alley; thence with said alley Westwardly 63 1/4 feet, more or less, to the Northeast corner of the property conveyed to J. R. Lanier, et al by deed from A.C. Webb and wife, of record in Book 353, page 625, said Register's Office for Davidson County, Tennessee; thence with said Lanier's Easterly line Southwardly 150 feet to the Northerly margin of Cleveland Street thence with said Street Eastwardly 63 1/4 feet, more or less, to the beginning.

Being the same property conveyed to Ryan Paige by Warranty Deed from Clinton Ryan Daniel, unmarried of record in Instrument No. 20170523-0051018 Register's Office for Davidson County, Tennessee, dated May 15, 2017 and recorded on May 23, 2017.

Being the same property conveyed to Ryan Paige and Chance Glasco by Quit Claim Deed from Ryan Paige of record in Instrument No. 20170627-0064547 Register's Office for Davidson County, Tennessee, dated June 21, 2017 and recorded on June 27, 2017.

This property was not a marital residence for Chance Glasco.

This is property more commonly known as 213 Cleveland Street, Nashville, TN 37207

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 our hand this 6th day of November, 2025.

Ryan Paige

Ryan Paige

Chance Glasco by Ryan Paige by Attorney in fact

Chance Glasco by Ryan Paige, his attorney in fact

STATE OF ILLINOIS
COUNTY OF COOK

On this 6th day of November, 2025, before me personally appeared Ryan Paige, 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 6th day of November, 2025.

Jelena Bronge

Notary Signature
My commission expires: 12/14/2025

JELENA BRONGE
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 14, 2025

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Paige**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Chance Glasco,** and that this instrument was executed on behalf of the said **Chance Glasco** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. **_202511100089687__**, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of November, 2025.

Jelena Bronge

Notary Signature
My commission expires: 12/14/2025

JELENA BRONGE
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 14, 2025

True Copy Certification

I, **Tonya Cherry,** 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 6 day of November, 2025.

Affiant Signature
Date 11-6-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6 day of November, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

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