Karen Johnson Davidson County
Batch# 1360179 DEEDWARR
12/19/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20251219-0100959

Prepared by:
Security Title & Escrow Co., LLC
1500 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Derek D. Heard, a married man,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Kevin Glaittli, an unmarried man ,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Lot 16, Trailwood Subdivision, Section 3, as shown on plat of record in Plat Book 6900, Page 67, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Derek D. Heard by deed dated May 29, 2014 of record in Instrument No. 20140605-0048849, Register's Office of Davidson County, Tennessee.

Map & Parcel 108-12-0-180.00

Property Address: 3313 Quail Run Court, Nashville, TN 37214

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Robin Heard, wife of the FIRST PARTY, hereby joins in this deed for the purpose of conveying any interest he may have in the above-described property by virtue of

marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 13 day of December, 2025.

Derek D. Heard

Robin Heard

STATE OF **TENNESSEE**
COUNTY OF Maury

Personally appeared before me, the undersigned, **Derek D. Heard and Robin Heard,** with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, **2025.**

My commission expires:
1/25/26

Notary Public

MELISSIA DUGGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 25, 2026
COUNTY OF MAURY

STATE OF TENNESSEE – Williamson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$390,000.00.**

Affiant

Subscribed and sworn to before me, this 17th day of December, **2025.**

My commission expires:
9/19/28

Notary Public

Jameson B Baldwin
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Name and Address of New Owner:

Kevin Glaitii

3313 Quail Run Court

Nashville, TN 37214

Name and Address of New Owner Responsible of the payment of the Property Taxes

SAME ADDRESS AS NEW OWNER

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 12/15/2025 (date of document).

Jennifer L Pennell

12/15/2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 12/17, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

