Karen Johnson Davidson County
Batch# 1395429 DEEDWARR
03/20/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260320-0022360

Prepared by:
Amy Cross Nance
Attorney at Law
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Franklin, TN 37064
615-794-5644

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery

The actual consideration or value, whichever is greater, for this transfer is $405,000.00

Affiant

Subscribed and sworn to before me this 17 day of March, 2026.

Notary Public
My commission expires: 7/25/26

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Karen Finlayson and Austin Gloss 2334 Somerset Valley Dr. Antioch, TN 37013	Same	173-06-0B-035-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jennifer Sulcer, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Karen Finlayson, an unmarried woman, and Austin Gloss, an unmarried man, as joint tenants with right of survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 35 on the Plan of Final Plat of Phase One, Cambridge Park at Barnes Road Subdivision of record in Plat at Instrument No. 20120912-0082696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Sulcer, unmarried woman, by deed from Kamron L. Kunce and Erin Kunce, husband and wife, of record in Instrument No. 20180525-0050391, Register's Office for Davidson County, Tennessee, and dated May 25, 2018.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Cambridge Park at Barnes Road Subdivision of record in Plat at Instrument No. 20120912-0082696 Register's Office for Davidson County, Tennessee.

3. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20071227-0147964, Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20130702-0068358 and amended in Instrument No. 20151208-0123306 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 2334 Somerset Valley Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of March, 2026.

Jennifer Sulcer

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On this 16th day of March, 2026, before me personally appeared Jennifer Sulcer, 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 16th day of March, 2026.

LAURENS YOLMANS IV
Notary Public - California
San Diego County
Commission # 2527513
My Comm. Expires Aug 9, 2029

Notary Signature
My commission expires: 8/9/29

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 March 17, 2026.

Date: March 17, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this March 17, 2026.

Notary Public
My Commission Expires: 7/25/26

