Karen Johnson Davidson County
Batch# 1424759 DEEDWARR
05/22/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20260522-0047242

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00

Hircelenia C. Glenn
Affiant

Subscribed and sworn to before me, this 18th day of May, 2026.

Notary Public
My Commission Expires: May 12, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Hircelenia Chavez Glenn 5309 Elkins Ave, Nashville, TN 37209	New Owner	Tax Parcel ID No. 091 15 0 057.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHAY GLENN AND SUMMER CROUCH, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HIRCELENIA CHAVEZ GLENN, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Block No. 13 on Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southerly margin of Elkins, formerly Second Avenue, at a point 150 feet East of the Easterly margin of 54th Avenue North, formerly Richland Avenue; thence with the Southerly margin of Elkins Avenue, Eastwardly 50 feet; thence Southwardly 180 feet to the Northerly margin of an alley; thence with said alley, Westwardly 50 feet to a point 121.3 feet of the Easterly margin of 54th Avenue North; thence Northwardly 180 feet to the beginning.

Being the same property conveyed to Shay Glenn and Summer Crouch, husband and wife by Deed dated November 12, 2020 from Meghan Elizabeth Lafever and husband Chad Arthur Lafever, recorded November 19, 2020, in Instrument Number 202011190136218, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **5309 Elkins Ave, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18 day of May, 2026.

SHAY GLENN

SUMMER CROUCH

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHAY GLENN AND SUMMER CROUCH,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of May, 2026.

TARA F. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 12, 2030

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/18/2026 (date of document).

Affiant Signature

5/22/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

