Karen Johnson Davidson County
Batch# 1451123 DEEDWARR
07/23/2026 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20260723-0066819

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $321,000.00

Affiant

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

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Arcelia Butron Lara	**SWBC Mortgage Corporation**	**12005017100**
401 Glenpark Dr	**9311 San Pedro Ave, Suite 100**	
Nashville, TN 37217	**San Antonio, TX 78216**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Joann Hellman, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arcelia S Butron Lara, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5C1, Plan of Glengarry Park Subdivision, Section 5-C, of record in Book 3500, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to John B Thurman, Donna L Thurman, and Joann Thurman, by Warranty Deed from Ruth Austin, dated September 9, 1975, of record in Book 4949, Page 688, in the Register's Office for Davidson County, Tennessee. Joe B Thurman died intestate on September 7, 1983 leaving Margaret Elizabeth Thurman, Donna L Thurman, and Joann Thurman as his sole heirs at law. Margaret Elizabeth Thurman died intestate on February 26, 2004 leaving Donna L Thurman and Joann Thurman as her sole heirs at law. Reference is hereby made to Affidavit of Inheritance of Real Estate of record in Instrument No. 20051109-0136041, said Register's Office. Donna L Thurman died intestate, without issue, and without surviving parents on March 18, 2025, leaving Joann Hellmann as her sole heir at law: reference to Affidavits of Heirship being recorded simultaneously herewith i Instrument No. 202607230066817, and Instrument No. 202607230066818 Register's Office of Davidson County, Tennessee. Oath is made that Joann Thurman is now known as and is one and the same person as Joann Hellmann. Said property was never a marital residence, therefore the grantors spouse does not enter into the execution of this instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 401 Glenpark Dr, Nashville, TN 37217.

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 in 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.

Joann Hellmann Date: 7/17/26
Joann Hellmann

_____ Date: _____

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Joann Hellman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of July, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 10-10-2028



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 7/17/2026 (date of document).

Jennifer Russell
Affiant Signature

7/20/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20 day of July 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

