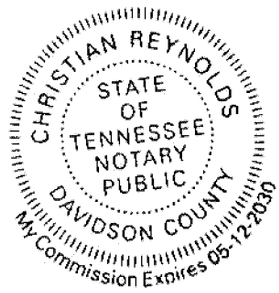
Karen Johnson Davidson County
Batch# 1472189 DEEDWARR
09/14/2026 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260914-0084931

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this the 9th day of September, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Maria Portillo and Walter Nolasco Portillo	**New Owner**	120-09-0-054.00
610 Glenpark Court	**Property**	
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHELLA GLENNON AND DAVID GOODMAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA PORTILLO, AN UNMARRIED WOMAN, AND WALTER NOLASCO PORTILLO, AN UNMARRIED MAN, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 5A23 on the Plan of Glengarry Park, Section Five A, of record in Book 3300, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Goodman and Chella Glennon, husband and wife and Harvey Goodman, married, tenants in common with right of survivorship by Warranty deed from Juan F. Celada, unmarried and Herbert G. Celada, unmarried of record in Instrument No. 20161229-0136794 Register's Office for Davidson County, Tennessee, dated December 23, 2016 and recorded on December 29, 2016.

Being the same property conveyed to Chella Glennon and David Goodman, wife and husband by Quitclaim Deed from Chella Glennon and David Goodman, wife and husband and Harvey Goodman, married, tenants in common with right of survivorship of record in Instrument No. 20210830-0116732 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 30, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 610 Glenpark Court, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of September, 2026.

Chella Glennon 9/9/26
Chella Glennon

9/9/26
David Goodman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chella Glennon and David Goodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of September, 2026.

Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Certificate of Authenticity

I, Harly Pickerign, 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 **9/9/26**.

Date

Affiant Signature

9/11/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **September**, 20**26**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)