Record & Return

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10233-DJ

Karen Johnson Davidson County
Batch# 549016 DEEDWARR
01/07/2021 08:12:30 AM 5 pgs
Fees: $28.00 Taxes: $5,457.50
20210107-0002993

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,475,000.00.

Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Subscribed and sworn to before me, this the 4th day of January, 2021.

Notary Public
My Commission Expires: 31-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey Glezer and Carmen Glezer 1805 Benodot St. Champaign, IL 61822	New Owner	054-13-0-123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FVJV LTD, a Texas limited partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Glezer and Carmen Glezer, a married couple**, 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:

Being a certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being Part of Lot No. 11, Plan of Life and Casualty Insurance Co.'s Subdivision of Dabbs and Elliot's property known as Dupontonia (Book 843, Page 56, Register's Office for said County) and being bounded on the North by Thomas Dolan on the East by U.S. Government Property (Old Hickory Lake) on the South by J. Michael Lynch and on the

West by Lakeshore Drive and being described according to a mortgage loan inspection whose description is derived from adjacent deeds of the aforementioned surrounders by Campbell McRae and Associates (Glenn McRae, TN RLS #1673) dated 07/15/1997 more particular as follows:

Beginning at a point in the center of Lakeshore Drive said point being the Southwest corner of Lot 11, Plan of Life and Casualty Insurance Co.'s Subdivision of Dabbs and Elliot's Property known as Dupontonia (Book 843, Page 56, Register's Office for said County); thence with said centerline of Lakeshore Drive North 10°40' West, 136.30 feet to a point; thence leaving centerline with the Southerly line of the Thomas Dolan Property (Book 4611, Page 194, Register's Office for said County) North 59°42'East 201.3 feet to a point in the Westerly line of the U.S. Government Property (Old Hickory Lake); thence with said U.S. Government Property the following to calls; South 46°22'29" East 61.30 feet to a point; South 22°21'03" East 90.62 feet to a point in the Northerly line of Lot 12 of said Life and Casualty Subdivision (Book 843, Page 56, Register's Office for said County) thence with said line South 63°45' West 234 feet (Deed) 257.8 feet (meas) to the point of beginning.

Being the same property conveyed to FVJV LTD, a Texas limited partnership by Warranty Deed from James Neill Jobe, Jr. and Memarie C. Jobe, husband and wife, dated February 10, 2020, recorded February 13, 2020, of record in Instrument No. 20200213-0016754, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to James Neill Jobe, Jr. and Memarie G. Jobe, husband and wife by Quitclaim Deed from James N. Jobe, Jr., married, dated March 5, 2015, recorded March 12, 2015, of record in Instrument No. 20150312-0021102, said Register's Office.

This is improved property located at: **3223 Lakeshore Drive, Nashville, TN 37138**

This conveyance is made subject to:

1. Property taxes for the year 2021 a lien not yet due and payable. Property taxes for the year 2020 have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes;
2. All matters shown on the Plan of Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, known as Dupontonia, Section No. 2, of record in Book 843, page 56, Register's Office for Davidson County, Tennessee;
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8860, page 478, Register's Office for Davidson County, Tennessee.;
4. Terms, provisions, covenants, conditions, restrictions and easements provided in deed to the United States of America (Old Hickory Dam Project), of record in Book 2149, page 557, Register's Office for Davidson County, Tennessee.;
5. Right-of-Way granted to Southern Bell Telephone & Telegraph Co., of record in Book 924, page 121, Register's Office for Davidson County, Tennessee;
6. Right-of-Way for Lakeshore Drive;
7. Title to that portion of the premises situated within the boundaries of any streets, roads or highways;
8. Title to that portion of the property which lies between the high and low water marks of Old Hickory Lake and title to any discrepancies between the line of taking of the property condemned by the United States of America for Old Hickory Lake and the line established by the foregoing survey;

9. Lack of rights or permits to use property of the United States of America or to cross said property for the purpose of access to Old Hickory Lake, the construction of docks, use of the said lake, and the like;

10. Restrictions, obligations, requirements and other matters set forth in or imposed by the Shoreline Management Plan for Old Hickory Lake, as the same may be amended from time to time.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January, 2021.

GRANTOR:

FVJV LTD, a Texas limited partnership, a Texas Partnership
By: Finan Management Trust dated April 1, 2005
As Its: General Partner

By: _____
Frank J. Finan, Trustee

By: _____
Frank J. Finan, Limited Partner

By: _____
Paige A. Finan, Limited Partner, by and through her attorney in fact,
Frank J. Finan, Trustee of the Finan Management Trust dated 4/1/2005

By: Paige Finan Trust dated January 1, 1999
As Its: Limited Partner

By: _____
Frank J. Finan, Trustee

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank J. Finan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the Finan Management Trust, General Partner of FVJV LTD, a Texas limited partnership, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of January, 2021.

MARY GARCIA
Notary ID #129596677
My Commission Expires
October 16, 2021

Notary Public
My Commission expires: 10-16-2021

STATE OF TEXAS
COUNTY OF DALLAS

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 4th day of January, 2021.

Notary Public
My Commission Expires: 10-16-2021

MARY GARCIA
Notary ID #129596677
My Commission Expires
October 16, 2021

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

