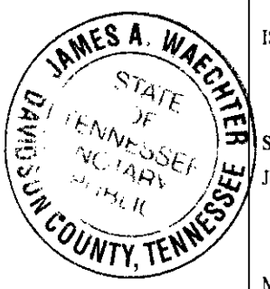
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30218

Karen Johnson Davidson County
Batch# 661501 DEEDWARR
06/22/2021 10:27:04 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20210622-0083891



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **175,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE. 2021.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ara Verbano and Nicole Wells	owners	MAP 112-00-0-
120 Moorewood Drive		PARCEL 023.00
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Elaine Paula Glezer, Jeffrey Allan Glezer, and Larry Max Glezer, the heirs of Martin Glezer,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ara Verbano and Nicole Wells, husband and wife,**

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:

A tract of land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by Patrick Coode and Company, LLC, dated March 24, 2019, as follows, to wit:

Beginning at a point in the center line of Old Charlotte Pike, at a point in common with the most southern point of the tract of land conveyed to Old Charlotte Pike Miniature Horse Farm, Inc. as of record as Instrument 20170821-0085616, Register's Office for Davidson County, Tennessee, being the POINT OF BEGINNING. Thence, from the POINT OF BEGINNING, and along the center line of Old Charlotte Pike, South 41 degrees 23 minutes 12 seconds West 458.51 feet to a point; thence, leaving the center line of Old Charlotte Pike, North 36 degrees 41 minutes 13 seconds West 1,562.13 feet to an iron pipe, being the northwest corner of the herein described tract; thence ,North 77 degrees 18 minutes 04 seconds East 619.56 feet to an iron pin; thence along the common line with the Old Charlotte Pike Miniature Horse Farm, Inc. tract, South 31 degrees 10 minutes 43 seconds 1,221.1 feet to the POINT OF BEGINNING, and containing 16..3 acres, more or less.

Being the same property conveyed to Martin Glezer and wife, Inge Glezer, by Warranty Deed from Erna Sender of record in Book 4299, Page 371, Register's Office for Davidson County, Tennessee, dated December 06, 1968 and recorded on January 08, 1969.

The said Inge Glezer became deceased on July 24, 2003, vesting Martin Glezer as surviving tenant.

The said Martin Glezer became deceased on February 11, 2017, leaving Last Will and Testament filed for Probate in Docket No. 17P289, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee. In accordance with the terms of the Will, the subject property was devised unto Elaine Paula Glezer, Jeffrey Allen Glezer and Larry Max Glezer.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) Application for Greenbelt Assessment of record in Book 8955, Page 525; (3) The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001; (4) Subject to the flow of any creeks, streams, or branches across subject property; (5) any portion of the premises embraced within the bounds of any roads, streets, or highways; (6) Rights of tenants in possession, as tenants only, under unrecorded leases, if any; (7) All visible easements; (8) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **0 Old Charlotte Pike, Pegram, TN 37143.**

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. 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.

Witness our hands this the 16th day of June, 2021.

THIS INSTRUMENT MAY BE EXECUTED IN MULTIPLE COUNTERPARTS

Elaine Paula Glezer

Jeffrey Allan Glezer

Larry Max Glezer

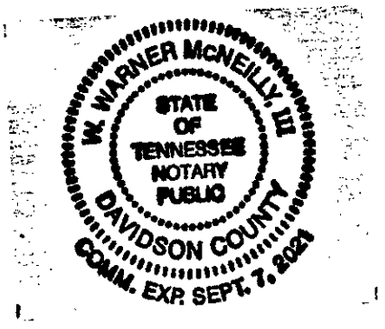
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elaine Paula Glezer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of June, 2021.

My Commission expires: 9/7/21

Notary Public



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. 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.

Witness our hands this the 16 day of June, 2021.

THIS INSTRUMENT MAY BE EXECUTED IN MULTIPLE COUNTERPARTS

Elaine Paula Glezer

Jeffrey Allan Glezer

Larry Max Glezer

STATE OF ILLINOIS
COUNTY OF Champaign

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Allan Glezer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of June, 2021.

My Commission expires: 4/23/2022

Notary Public

OFFICIAL SEAL
RYDER C. DIESBURG
Notary Public - State of Illinois
My Commission Expires 4/23/2022

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. 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.

Witness our hands this the 17 day of June, 2021.

THIS INSTRUMENT MAY BE EXECUTED IN MULTIPLE COUNTERPARTS

Elaine Paula Glezer

Jeffrey Allan Glezer

Larry Max Glezer

STATE OF OREGON
COUNTY OF Lane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Max Glezer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of June, 2021.

My Commission expires: 07/19/2024

Notary Public

OFFICIAL STAMP
LAUREN ELIZABETH DAVIDGE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1001168
MY COMMISSION EXPIRES JULY 19, 2024