Karen Johnson Davidson County
Batch# 735753 DEEDWARR
10/13/2021 02:57:15 PM 2 pgs
Fees: $13.00 Taxes: $4,129.20
20211013-0137825

PREPARED BY (AND RETURN TO):
Ivey Title LLC

Attorneys at Law
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62126
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
4705 Benton Smith Road Trust Nominee Trust Agreement 4705 Benton Smith Road Nashville, TN 37215	new owner

TAX MAP PARCEL NUMBERS: 13115005100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,116,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Wayne Glaus and Lynne MacMillan Glaus, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Sontag, Trustee of the 4705 Benton Smith Road Trust Nominee Trust Agreement** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Harpeth Acres, Section Seven, of record in Book 2331, page 154, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Wayne Glaus and Lynne MacMillan Glaus, husband and wife, by Warranty Deed from H3 Property Development Group, LLC, dated July 24, 2017 and recorded on July 26, 2017, of record in 20170726-0075801, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 154, said Register's Office, which Plan shows a 75 foot minimum building setback line from Benton Smith Road, and 10 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as 4705 Benton Smith Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of October, 2021.

Robert Wayne Glaus **Lynne MacMillan Glaus**

State of Tennessee

County of

On this 12th day of October, 2021, before me the undersigned authority, personally appeared Robert Wayne Glaus and Lynne MacMillan Glaus, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,116,000.00.

Affiant

Sworn and subscribed before me this 12th day of October, 2021.

My Commission Expires: _____ Notary

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024