THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138409

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 763399 DEEDWARR
11/30/2021 12:33:00 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50

20211130-0158027

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $705,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2021.

Notary Public
My Commission Expires: 1-8-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth Gorham and Martin Gorham 8476 Russell Road Nashville TN 37221	New Owner	Tax Parcel ID No. 154 00 0 049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Glass and Sametta Glass, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Gorham and Martin Gorham, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Ninth Civil District and described according to a survey by Donald R. Carver, dated December 2, 1973, as follows:

Beginning at a point in the North margin of Russell Road at the Southeast corner of property conveyed to Howard P. Friedli in Book 3909, page 281, Register's Office for Davidson County, Tennessee, and the Southwest corner of the herein described tract; thence, leaving said road with Friedli's Easterly line North 0 degrees 10 minutes West 278.0 feet to an iron pin; thence, South 88 degrees 50 minutes East 590.00 feet to an iron pin; thence, South 4 degrees 30 minutes West 110.40 feet to a point in the Northerly margin of Russell Road; thence, with said road Westerly 175.4 feet to a curve to the left having a radius of 741.78 and a distance of 235.19 feet to a point; thence, continuing with said Road Southwesterly 93.77 feet to a point in the beginning of a curve to the right having a radius of 691.20 and a distance of 117.50 feet to the point of beginning, containing 2.493 acres.

Being the same property conveyed to William Glass and wife, Sametta Glass, by Warranty Deed from Patrik I. Hobbs, a married person, of record in Instrument No. 20050222-0019188, in the Register's Office of Davidson County, Tennessee, dated February 15, 2005 and recorded on February 22, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 4664, Page 496.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 8476 Russell Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of November, 2021.

William Glass

Sametta Glass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Glass and Sametta Glass, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022