PREPARED BY (AND RETURN TO):

Wilkins and Ivey 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: (DW) Title No.: 62232
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lester B. Glover Mary S. Glover 3905 Valley Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10312025700

Karen Johnson Davidson County
Batch# 814442 **DEEDWARR**
03/02/2022 03:25:44 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20220302-0023912

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Matthew Rose and Aileen S. Rose, husband and wife**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Lester B. Glover and Mary S. Glover, husband and wife,** 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. 7 of Block E on the Plan of Cherokee Park Subdivision of record in Book 547, pages 169 and 170, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Matthew Rose and Aileen S. Rose, husband and wife, by Warranty Deed from Stephen Cooper Tippens and Patricia DeSart Tippens, husband and wife, dated May 27, 2016 and recorded on May 23, 2016 of record in Instrument No. 20160523-0051172, 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 2022, and subsequent years; The Plan of record in Book 547, pages 169 and 170, said Register's Office, shows an owner's certificate, a 50 foot minimum building setback line from Valley Road, and a 5 foot foot easement for public utility purposes along the rear line of said lot. Easement for driveway encroachment of record in Book 8695, page 375, said Register's Office. Easement for garage encroachment of record in Instrument No. 20090720-0067558, said Register's Office.

This is improved property, known as 3905 Valley Road, Nashville, TN 37205

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 1st day of March, 2022.

Stephen Matthew Rose

Aileen S. Rose

State of Tennessee

County of Davidson

On this 1st day of March, 2022, before me the undersigned authority, personally appeared Stephen Matthew Rose and Aileen S. Rose, 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.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00.

Affiant

Sworn and subscribed before me this 1st day of March, 2022.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024