THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
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Nashville, TN 37201
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Karen Johnson Davidson County
Batch# 850183 DEEDWARR
05/03/2022 03:55:06 PM 3 pgs
Fees: $18.00 Taxes: $763.13
20220503-0051485

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
ELAINE P. GLEZER 4022 Utah Ave. Nashville, TN 37209	SAME	10304032300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $206,250.

Affiant

SUBSCRIBED AND SWORN to before me by ELAINE P GLEZER this 29th day of April, 2022.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public

My Commission Expires: 7/7/25

FOR AND IN CONSIDERATION of the sum of Two Hundred Six Thousand Two Hundred Fifty Dollars ($206,250.00), the receipt and sufficiency of which is hereby acknowledged, I LAUREN S. COOPER, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey all of GRANTOR'S right, title and interest in certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference ("the Property") to ELAINE P. GLEZER, her heirs and assigns ("GRANTEE").

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging to the GRANTEE, her heirs and assigns, forever. GRANTOR covenants that she is lawfully seized and possessed of a one-half (1/2) undivided interest in said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

GRANTOR further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to her interest in said real estate to GRANTEE, her heirs and assigns, against the lawful claims of all persons whatsoever.

GRANTOR'S husband, Michael Cooper joins this conveyance to convey any interest he may have by virtue of his marriage to GRANTOR.

WITNESS our hands this 25th day of April, 2022.

LAUREN S. COOPER

MICHAEL COOPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared LAUREN S. COOPER and MICHAEL COOPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed this Warranty Deed for the purposes therein contained.

WITNESS my hand and seal, this 25TH day of APRIL, 2022.

KEITH KRAFT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-6-25

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 65 feet of the southerly 155 feet of Lot No. 99 on the Plan of the West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said part of Lot No. 99 fronts 65 feet on the northerly side of Utah, formerly 7th Avenue, and extends back between parallel lines with the easterly margin of 41st Avenue North, formerly Sylvan Street, 155 feet to a dead line.

Being the same property conveyed to Arthur Sender and wife, Erna Sender, by deed from Laura C. Andrews, of record in Book 2999, page 5, Register's Office for Davidson County, Tennessee, the said Arthur Sender having predeceased his wife, Erna Sender, and his interest in the property vested in Erna Sender.

Erna Sender devised a one-half (1/2) undivided interest to Henry Sender, in Trust for the benefit of Randy Sender and Laura Sender (being the same person as Lauren S. Cooper) (the "Trust") by Will of Erna Sender, of record in Will Book 117, Page 562, Probate Court for Davidson County, Tennessee.

Being the same property further conveyed to Randy Sender and Lauren S. Cooper, as to a one-fourth (1/4) undivided interest each, upon the termination of the Trust on May 18, 1977.

Being the same property further conveyed upon the death of Randy Sender, as to his one-fourth (1/4) undivided interest, to his parents Henry Sender and Pauline C. Sender, as to a one-eighth (1/8) undivided interest each, and being further conveyed to Lauren S. Cooper, as to a one-eighth (1/8) undivided interest, upon the termination of the Residuary Trust under the Will of Pauline C. Sender admitted to probate in the Probate Court for Davidson County, Tennessee, Docket No. 97085, on March 28, 1991.

The property address is 4022 Utah Ave. Nashville, TN 37209.