WARRANTY DEED

Karen Johnson Davidson County
Batch# 862026 DEEDWARR
05/24/2022 02:11:53 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20220524-0060252

File #22-KA-1625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/22 (AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derek B. Lisle and Erin J. Donnelly	~~New Owner~~ TOWER COMMUNITY	
(NAME)	(NAME)	
1625 5th Avenue N	7271 NOLENSVILLE RD	**082 05 0 040.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	NOLENSVILLE, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM D. GLAUS, SR., A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEREK B. LISLE, AN UNMARRIED MAN, AND ERIN J. DONNELLY, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the North 35-5/7 feet of Lot No. 142 on the Map of North Nashville Real Estate Company plan of Lots, of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 35-5/7 feet on the West side of 5th Avenue North and runs back between parallel lines of 182 feet, more or less, to an alley.

Being the same property conveyed to William D. Glaus, Sr., unmarried, by Warranty Deed from Kent Devinney and Rebecca Devinney, of record in Instrument No. 20161102-0115988, in the Register's Office of Davidson County, Tennessee, dated October 28, 2016 and recorded on November 02, 2016.

This conveyance is subject to:
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville Plan Real Estate Company, as recorded in Plat Book 21, Page(s) 105.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20040927-0116259.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1625 5th Avenue N, Nashville, TN 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 20th day of May, 2022.

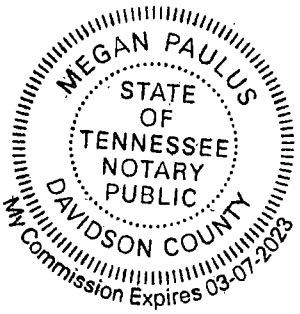
William D. Glaus, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2022, before me personally appeared William D. Glaus, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of May, 2022.

Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204