Karen Johnson Davidson County
Batch# 863230 DEEDWARR
05/26/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,389.20
20220526-0061530

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $916,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of May, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Glenn-Nancarrow Family Trust And Graham T. Nancarrow	New Owner(s)	061-14-0-231.00
1496 Neptune Avenue		
Encinitas, CA 92024		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DUE SOUTH LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT L. GLENN AND SUSAN NANCARROW GLENN, TRUSTEES OF THE GLENN-NANCARROW FAMILY TRUST DATED DECEMBER 13, 2019 AND GRAHAM T. NANCARROW, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of the North part of Lot No. 5 on the Map of Ross T. Hughes' Subdivision of Lot No. 11 of the Patterson & Young Subdivision, of record in Book 547, Page 174, Register' s Office for said County, and a part of the Northerly part of Lot No. 50 on the Map of E. B. Craig' s Subdivision of the Crownover property, of record in Book 894, Pages 640 and 641, Register' s Office for said County, and described together as follows:

Beginning at a point in the Southerly margin of Gillock Street at the common corner of Lots Nos. 4 and 5 of said Hughes Subdivision; thence with the line between said lots, Southerly 160 feet to a point which is 20 feet North of the common corner of Lots Nos. 4 and 5; thence Westerly, parallel to the line between Lots Nos. 5 and 6 of said plan, and 20 feet North of said line, 108.5 feet more or less to the Easterly margin of Baxter Street; thence with the margin of Baxter Street, as formerly located, 160 feet to the South margin of Gillock Street; thence with the margin of the same, Easterly 108.5 feet to the point of beginning included in said description, but specifically excluded herefrom, is a strip of ground taken by Davidson County, for the widening and relocation of Baxter Street; said strip is a triangle out of the Northwest corner of the land above described, having a base of 6 feet on Gillock Street and running back along the Easterly margin of Old Baxter Street, 37 feet to a point, which said triangle out of the Northwest corner of the land above described, now within the bounds of Baxter Street, is not hereby conveyed.

Being a portion of the same property conveyed to Due South LLC, a Tennessee limited liability company by Warranty deed from Kathy L. Biggers, a married woman of record in Instrument No. 20160406-0033177 Register's Office for Davidson County, Tennessee, dated April 04, 2016 and recorded on April 06, 2016.

Being the same property conveyed to Gill Design and Construction, LLC, a Tennessee limited liability company by Warranty deed from Due South LLC, a Tennessee limited liability company of record in Instrument No. 20160610-0059142, Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 10, 2016.

Being the same property conveyed to Due South LLC, a Tennessee limited liability company by Quitclaim deed from Gill Design and Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20190118-0005566 Register's Office for Davidson County, Tennessee, dated January 17, 2019 and recorded on January 18, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3734 Baxter Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of May, 2022.

Due South LLC, a Tennessee Limited Liability Company

By: _____
Amy Clithero-Gill, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Clithero-Gill, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Due South LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 23rd day of May, 2022.

_____
Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 05/24/2022 ____ (date of document).

Affiant Signature

05/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025