BOX 10-B

Karen Johnson Davidson County
Batch# 921887 **DEEDWARR**
09/27/2022 10:29:19 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20220927-0106795

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MCKENZIE TAYLOR PRICE	**SAME**	**069-12-0-003.00**
(NAME) **3817 ASHLAND CITY HIGHWAY**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE , DAVID W. GLASS AND VALARIE N. GLASS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCKENZIE TAYLOR PRICE,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described partly according to a survey made by Lewis D. Justice, Surveyor, October 19, 1951, as follows:

Beginning at a point on the northerly margin of Ashland City Highway (formerly Ashland City Pike), 136.5 feet easterly from the intersection of the northerly margin of said highway and the eastern boundary line of the property conveyed to Burns (Instrument No. 201704180037832, Register's Office for Davidson County, Tennessee; formerly McCall), thence with the northerly margin of said highway south 81 degrees 30 minutes east 45.5 feet to a point; thence northeastwardly 220 feet, more or less, to a point on the southern boundary line of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee (Book 3795, page 829, RODCTN; formerly Walkup); thence with the southern boundary line of the said Metropolitan Government property north 71 degrees 10 minutes west 45.5 feet to a point 136.5 feet easterly from the northeast corner of said Burns property; thence southwestwardly 225 feet more or less, to the beginning.

Being the same property conveyed to DAVID W. GLASS, MARRIED AND VALARIE N. GLASS, by deed from SWARTZ & BROUGH, INC., A TEXAS CORPORATION, of record as Instrument No. 20080311-0024559, dated February 6, 2008, said Register's Office.

This conveyance is subject to matters shown on the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7814, page 423; Easement and Mutual Maintenance Agreement for Shared Driveway of record as Instrument No. 20220121-0008099; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **3815 ASHLAND CITY HIGHWAY, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 23 day of September, 2022.

DAVID W. GLASS

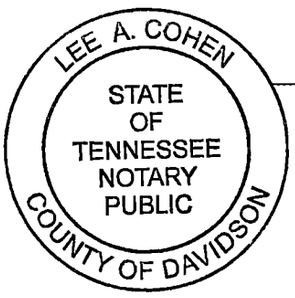
VALARIE N. GLASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David W. Glass and Valarie N. Glass,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 day of September, 2022.

My Commission expires: **March 3, 2026**



Notary Public