Karen Johnson Davidson County
Batch# 931139 DEEDWARR
10/18/2022 01:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20221018-0113759

OWNER/RESPONSIBLE TAXPAYER:
Lawson Nashville, LLC
900 S. Gay Street, Suite 2000
Knoxville, TN 37902
Map 155, Parcel 038

THIS INSTRUMENT PREPARED BY:
Tennessee Valley Title Insurance Co.
800 S. Gay Street, Suite 1700
Knoxville, Tennessee 37929
File No. 221750 (JHH)

WARRANTY DEED

THIS INDENTURE made as of the 14th day of October, 2022, between EDWARD S. GLASER, married, First Party, and LAWSON NASHVILLE, LLC, a Tennessee limited liability company, Second Party:

WITNESSETH

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to him in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows (the "Property"):

SITUATED in the 9th Civil District of Davidson County, Tennessee, on the south side of a road leading from the Lewis Road to Dave Redd's home and being a portion of a 4.40 acre tract of record in Book 2921, page 611, in the Davidson County Register's Office, and being more fully described as follows:

BEGINNING at an iron stake in Tom Lewis' southeast corner in the north line of H. T. Claxton's 104.5 acre tract also being the southwest corner of H. T. Claxton's 4.40 acre tract; thence South 85 deg. East, 193 feet to an iron stake with a large red oak pointer; thence North 3 deg. East, 350 feet to a point in the road, iron stake in the line of south margin of road; thence South 59 deg. West, 48 feet to another point in the road; thence South 88 deg. West, 150 feet to a point in the road and the east line of Tom Lewis' tract, iron stake in the line of south margin of road; thence with Tom Lewis' east line, South 3 deg. West, 300 feet to a point of BEGINNING, containing 1.35 acres, being the same more or less.

BEING the same property conveyed to Edward S. Glaser by Warranty Deed from Jeffrey Steven Sanders and wife, Rosemary Sanders, dated August 11, 2004, and recorded as Instrument No. 20040813-0097881, in the Davidson County Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND First Party, for himself and his heirs, successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to

convey the same, and that said premises are free from all encumbrances and that he will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Further, First Party owns the improvements placed on the Property, including but not limited to the improvements described in that certain Affidavit of Affixation recorded in the Office of Register of Deeds for Davidson County, Tennessee as Instrument No. 20100916-0073707 (the "Improvements"). First Party warrants and represents unto Second Party, its successors and assigns forever, that First Party is the lawful and fee simple owner of the Improvements, that the Improvements are free and clear of any lien, claim or encumbrance, that First Party has the full right and authority to convey the Improvements to Second Party and its assigns, and First Party does hereby fully and forever transfer, assign, sale, and convey in fee simple the Improvements to Second Party and its assigns. The parties further stipulate and agree that the Improvements constitute real estate.

The First Party herein makes oath that the above-described property has never been used by First Party as a marital residence.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has executed this instrument as of the day and year first above written.

Edward S. Glaser

STATE OF Florida
COUNTY OF Monroe

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, EDWARD S. GLASER, unmarried, the within named bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of October, 2022.

Notary Public

My Commission expires: 7/29/2023

GREGORY ALEXANDREA, JR.
Notary Public, State of Florida
Commission# GG 359958
My comm. expires July 29, 2023

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I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 275,000.00

Kim Carmichael, Agent
Affiant

Subscribed and sworn to before me this 18th day of October, 2022.

Carole Fields King
Notary Public

My Commission Expires: 06/01/2025

CAROLE FIELDS KING
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

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True Copy Certification

I, Carole Fields King, 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 the law on this 14th day of October, 2022.

Carole Fields King
Affiant Signature

October 18, 2022
Date

State of TN

County of Knox

Sworn to and subscribed before me this 18th day of October, 2022

Ashley Humphrey
Notary Signature

MY COMMISSION EXPIRES: 4/5/2025
Notary's Seal (if on paper)

ASHLEY HUMPHREY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY