Karen Johnson Davidson County
Batch# 974829 DEEDWARR
02/28/2023 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $4,421.50
20230228-0013894

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36470-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CAV Properties, LLC ATTN : J. Coonce 128 Holiday Court, Suite 113 Franklin, TN 37067	New Owner	09409001400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Penn B. Glazier and Mary Hendricks Glazier, husband and wife** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **CAV Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 4 as shown on the Revised Plan of Visco Industrial Subdivision, Section One, as recorded in Plat Book 3700, Page 21, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Herbert Glazier by Warranty Deed dated May 8, 1967, from J. Campbell Jenkins and wife, Mamie B. Jenkins, of record in Book 4128, Page 856, Register's Office for Davidson County, Tennessee. Herbert Glazier (also known as Marion Herbert Glazier) died intestate on May 11, 1968. Title to the property was established in Penn B. Glazier as the sole heir at law of Herbert Glazier, as evidenced by Affidavit of Heirship, dated March 9, 1990, of record in Book 8070, Page 150, said Register's Office. The property was further conveyed to Penn B. Glazier and Mary Hendricks Glazier, husband and wife, as tenants by the entireties, by Quitclaim Deed dated February 8, 2016, from Penn B. Glazier, of record in Instrument No. 20160210-0012902, said Register's Office.

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23 day of February, 2023.

Penn B. Glazier

Mary Hendricks Glazier

STATE OF PENNSYLVANIA]
COUNTY OF LANCASTER]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Penn B. Glazier and Mary Hendricks Glazier, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 23rd day of February, 2023.

Commonwealth of Pennsylvania - Notary Seal
DONNA L. KRINER, Notary Public
Lancaster County
My Commission Expires October 14, 2024
Commission Number 1089648

Donna L Kriner
Notary Public
My Commission Expires: Oct. 14, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,195,000.00.

Affiant

Subscribed and sworn to before me this 27 day of February, 2023.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 09409001400. Current year taxes have been prorated at closing, and assumed by the Grantee.

2. All matters as shown on the Plan of record Plat Book 3700, Page 21, Register's Office for Davidson County, Tennessee.

3. Easement to the City of Nashville, acting by and through the Electric Power Board, of record in Book 3136, Page 188, said Register's office.

4. Deeds of Conveyance for water and sewer mains, of record in Book 3436, Page 57 and Book 3991, Page 626, said Register's Office.

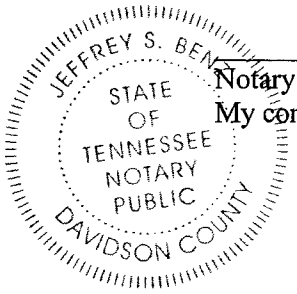
5. All matters as shown on the ALTA/NSPS Land Title Survey of 81 Fesslers Lane by U.S. Surveyor, Michael J. Feldbusch, TN R.L.S.# 3319, dated January 30, 2023, last revised February 13, 2023, as Job Number SS# 55955.DWG.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and 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 February 27, 2023.

Mike Boyd, Esq.
Date: February 27, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this February 27, 2023.



Notary Public
My commission expires: July 3, 2023