Karen Johnson Davidson County
Batch# 1002628 DEEDWARR
05/12/2023 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20230512-0035604

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2027

File No. DH-23-4471

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Edwards, Trustee of 9th Avenue Trust dated September 25, 2018	Same as	
(NAME)	(NAME)	
510 Union Avenue	New owner	132-05-0-146.00
(ADDRESS)	(ADDRESS)	
Knoxville TN 37902		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Douglas E. Grau and Pamela Lee Grau, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William D. Edwards, Trustee of 9th Avenue Trust dated September 25, 2018**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Glendale Park-Section Four of record in Plat Book 2083, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:

Land in Davidson County, Tennessee, being the westerly one-half of Thompson Avenue, as abandoned by Oak Hill City Ordinance No. 77, of record in Book 4167, Page 275, said Register's Office, and as reaffirmed in Book 4638, Page 714, Register's Office for Davidson County, Tennessee.

Said westerly one-half of Thompson Avenue is 30 feet in width and lies adjacent to the easterly line of the above described Tract No. I.

Being the same property conveyed to Douglas E. Grau and wife, Pamela Lee Grau, by Warranty Deed from Kirby O. Foster and wife, Vera C. Foster of record in Book 9816, page 791, Register's Office for Davidson County, Tennessee, dated October 2, 1995 and recorded on October 3, 1995.

This is property more commonly known as 805 Melville Drive, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter which have been prorated and assumed by Grantee; and (3) All matters shown on the Plan of record in Plat Book 2083, Page 48, Register's Office for Davidson County, Tennessee; restrictions of record in Book 6299, Page 369

and terms and conditions of Oak Hill City ordinances No. 77 of record in Book 4167, Page 275, as reaffirmed in Book 4638, Page 714.

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 my/our hand this 12th day of May, 2023.

Douglas E. Grau

Pamela Lee Grau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2023, before me personally appeared Douglas E Grau and Pamela Lee Grau, 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.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 12, 2023**.

Date

D Hardwick

Affiant Signature

May 12, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026