WARRANTY DEED

Karen Johnson Davidson County
Batch# 1034404 DEEDWARR
08/03/2023 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230803-0060191

File No. EM-23-4366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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
Jeffrey Clay Gilmer, Alexandrea Nicole Gilmer, Steven Bruce Luciano, and Wendy Taylor Luciano	New Owner	
(NAME)	(NAME)	
2828 Barclay Drive	Property	094-03-0-014.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Bronie Hensley Victory, Executrix of The Estate of Mary Elizabeth Owens Hensley** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Clay Gilmer and Alexandrea Nicole Gilmer, husband and wife, Steven Bruce Luciano, and Wendy Taylor Luciano, husband and wife, as joint tenants with rights of survivorship,** 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:

Two tracts or parcels of land in Davidson County, Tennessee, as follows:

TRACT NO. I: Being Lot No. 209 on the Plan of Fortland Park, Section I, as of record in book 2663, page 61, Register's Office for said County, and described as follows:

Said lot No. 209 begins at a point in the northwesterly margin of Barclay Drive, the corner of lots Nos. 208 and 209; thence northwesterly with the line between said two lots 171.5 feet to a point; thence westerly 21 feet to a point, the common corners of lots Nos. 164, 24, 23, and 209; thence southwesterly with the line between lots Nos. 209 and 23, 90.1 feet to a point, the common corner of lots Nos. 23, 22, and 209; thence southeasterly along the line between lots Nos. 209, and 22, 95 feet to a point in the northwesterly margin of Barclay Drive; thence northeasterly along the margin of said drive 18.7 feet to a point, and continuing thence along the margin of said drive 66.35 feet to the point of beginning.

TRACT NO. II: Being the easterly part of lot No. 22, and the easterly part of lot No. 23 on the Plan of Fortland Park, Section 1, as of record in book 2663, page 61, Register's Office for said County.

Said part of lot no. 22, is described as follows:

Beginning at an iron stake at the common corner of lots 22 and 209 in the northerly margin of Barclay Drive, thence with the line between lots Nos. 22 and 209 northwesterly 95.0 feet to a concrete monument at the original common corners of lots 22, 23, and 209; thence Said part of lot No. 23 is described as follows: Beginning at a concrete monument at the common corner of lots Nos. 22

and 23 in the westerly line of lot No. 209; thence with the common line between lots Nos. 23 and 209, northerly 90.1 feet to a concrete monument at the common back corner of lots Nos. 209, 23, 24, and 164; thence with the line between Nos. 23 and 24 southwesterly 55.65 feet to an iron stake; thence severing lot No. 23, southeasterly 75.0 feet to an iron stake in the common line between lots Nos. 22 and 23; thence northeasterly 3.1 feet to the beginning, containing 2203 feet, more or less.

Being the same property conveyed to C. Hairl Hensley and wife, Mary O. Hensley by Warranty deed from Maxwell G. Horkins, Jr. and wife, Jo Ann Horkins of record in Book 3897, page 327, Register's Office for Davidson County, Tennessee, dated May 31, 1965 and recorded on June 2, 1965 and further conveyed to Mary Elizabeth Owens Hensley by Final Decree of record in Book 5598, 309, Register's Office for Davidson County, Tennessee.

Mary Elizabeth Owens Hensley subsequently died testate on November 11, 2022, leaving Last Will & Testament filed for Probate in Case No. 22P-2159, Circuit Court of Davidson County, Tennessee, Probate Division. In accordance with the terms of the Will, Mary Elizabeth Owens directed that any interests in real property she owned at the time of death be administered as part of her estate, subject to the control of her Executrix: Bronie Hensley Victory.

This is property more commonly known as 2828 Barclay Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 26th day of July, 2023.

The Estate of Mary Elizabeth Owens Hensley

By: Bronie Hensley Victory, executrix

Bronie Hensley Victory, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2023, before me personally appeared Bronie Hensley Victory, Executrix of The Estate of Mary Elizabeth Owens Hensley, 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.

Witness my hand, at office, this 26th day of July, 2023.

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2026

Notary Signature
My commission expires:

Certificate of Authenticity

I, Emily Manno, 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 **7/26/23**.

Date

Affiant Signature

7/26/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

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