Karen Johnson Davidson County
Batch# 1054085 DEEDWARR
09/26/2023 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $754.80
20230926-0075546

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

Y-BMR-23-4958-H42

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brenda Lasheryl Laird	**NEW OWNER**	
(NAME) **4958 Edmondson Pike H-42**	(NAME)	**147-07-0B-042.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLORAY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENDA LASHERYL LAIRD, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. H-42 on the Plan of Woodlea Place Townhouses of record in Book 5050, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gloray, LLC by Warranty deed from Samuel E. Kirk of record in Instrument No. 20230816-0064031 Register's Office for Davidson County, Tennessee, dated August 15, 2023 and recorded on August 16, 2023.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1850, Page 566, amended in Book 4750, Page 536 and Book 5197, Page 544, Register's Office for Davidson County, Tennessee.
- By-Laws of Woodlea Place Homeowners' Association, Inc. of record in Book 5197, Page 585, Register's Office for Davidson County, Tennessee.
- Easement for utilities granted Electric Power Board of record in Book 3255, Page 532, Register's Office for Davidson County, Tennessee.
- Woodlea Place Townhomes adopted rules and regulations of recorded in Book 6636, Page 970, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Woodlea Place Homeowner's Association of record in Book 5201, Page 958, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10010, Page 45, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1715, Page 537, Book 1629, Page 115, Book 1726, Page 379, Book 1729, Page 195 and Book 2595, Page 381 , in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4958 Edmondson Pike H-42, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 18th DAY OF SEPTEMBER, 2023.

Gloray, LLC

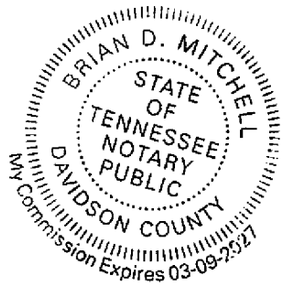
BY: _____
Regina Arledge
Sole Member and Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINA ARLEDGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER AND CHIEF MANAGER of GLORAY, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER AND CHIEF MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of September, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/18/23 (date of document).

Affiant Signature

9/18/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of Sept, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

