Karen Johnson Davidson County
Batch# 1140057 DEEDWARR
05/29/2024 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20240529-0039694

WARRANTY DEED

SARAH HAZLEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

File No.: RES-24-1503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2024.

Sarah Hazlewood
Notary Public

MY COMMISSION EXPIRES: 09-07-2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 1503 Clayton Avenue Trust dated May 15, 2024	NEW OWNER	117 08 0 179.00
(NAME)	(NAME)	
1650 Market Street Suite 2800 Philadelphia, PA 19103	SAME	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM SMALLMAN, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **THE 1503 CLAYTON AVENUE TRUST DATED MAY 15, 2024**, hereinafter called the Grantee(s), their heirs 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 Lot No. 2 on the Map showing subdivision of the North part of the land conveyed by C.D. COMPTON TO GEO. W. HARDING & WIFE, of record in Plat Book 547, Page 72, Register's Office for said County.

Said Lot No. 2 fronts 54 feet on the South side of Clayton Avenue and runs back 175.2 feet on the west line and 165.4 feet on the east line to an alley in the rear on which it measures 54.88 feet.

Being the same property conveyed to 1503 Clayton Ave Partners, GP, a Tennessee General Partnership, from The Estate of Mazie McGlorie and Christy McCord, Individually, by Warranty Deed dated September 21, 2018, recorded September 28, 2018, in Instrument No. 20180928-0096563, in the Register's Office of Davidson County, Tennessee. Mazie
G. McGlorie having died July 25, 2018, Affidavit of Heirship recorded at Instrument No. 20210727-0101013.

Further being the same property conveyed to William H. Smallman, unmarried, from 1503 Clayton Ave Partners, G.P., by Quitclaim Deed dated August 26, 2020, recorded August 26, 2020, in Instrument No. 20200826-0096961, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1503 Clayton Avenue, Nashville, TN 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 17th day of May, 2024.

William Smallman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2024, before me personally appeared William Smallman, 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 17th day of May, 2024.

Notary Signature
My commission expires: 10/31/27



RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 17, 2024**.

Affiant Signature

May 29, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25