WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

DM-PP-24-2802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
CDH Properties LLC **Richard Bacon**	Same as New Owner	
(NAME) **2802 10th Avenue S.**	(NAME)	**118-01-0-342.00**
(ADDRESS) **Nashville, TN 37204**	(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, **DANIEL ELLIS GLASPER, SR., MARRIED AND DANIEL ELLIS GLASPER, JR., UNMARRIED AND INGRID SMITH, MARRIED AND JASMYNE MITCHELL, UNMARRIED AND ELISS KEITH GLASPER, UNMARRIED AND DURWIN KEITH GLASPER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CDH PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND RICHARD BACON,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Westerly parts of Lots Nos. 119 and 120 on the plan of a part of Dr. Gill. G. No Whales Idyllwild Subdivision, not of record, described as follows:

Beginning in the Easterly margin of 10th Ave., S. (formerly Pomeroy Avenue), at the common corner of Lots Nos. 118 and 119 on said plan, being the Southwesterly corner of the property conveyed to Edward D. Hornbuckle and wife, by deed of record in Book 1344, Page 402, Register's Office for said County; thence, with the easterly margin of Tenth Avenue, South, northwardly 100 feet to the Southerly margin of an alley, said point lying 165 feet South of the Southeasterly corner of Halcyon Avenue and Tenth Avenue, South, and being also the northwesterly corner of the property conveyed to Edward D. Hornbuckle and wife, by deed of record in Book 1344, Page 160, said Registers Office; thence, with the southerly margin of said alley, eastwardly 99 feet, more or less, to the northwesterly corner of the property conveyed to Edward D. Hornbuckle and wife by deed of record in Book 2929, Page 523, and by deed of correction of record in Book 2960, Page 113, said Registers Office; thence, with the Westerly line of the said L. D. Hornbuckle property. South 5 degrees 55 minutes West 99.7 feet to the southwesterly corner of the said L. D. Hornbuckle property in the southerly line of said Lot Number. 119; thence, with the Southerly line of said Lot Number 119, westwardly 92 feet, more or less, to the beginning.

Being the same property conveyed to James E. Glasper and wife, Zeta Y. Glasper, each an undivided one-half interest, as tenants in common, by Warranty Deed from Edward D. Hornbuckle and wife, Jane L. Hornbuckle of record in Book 3975, page 719, Register's Office for Davidson County, Tennessee, dated December 30, 1965 and recorded on January 06, 1966.

Being the same property conveyed to Mr. James E. Glasper and Mrs. James E. Glasper, an undivided one-half (1/2) interest, tenancy by the entirety and to expressly create a tenancy in common in each spouse by Deed Deed from Mr. James E. Glasper and Mrs. James E. Glasper, an undivided one-half (1/2) interest, tenancy by the entirety and to expressly create a tenancy in common in each spouse of record in Instrument No. 20121106-0102532 Register's Office for Davidson County, Tennessee, dated June 22, 2012 and recorded on November 06, 2012.

Subsequently, Zeta Y. Glasper died on or about August 25, 2020 leaving as her Heirs at Law, her husband James E. Glasper and her children, Durwin Keith Glasper and Daniel Ellis Glasper, Sr.,

James E. Glasper died on or about September 18, 2022 leaving as his Heirs at Law his children, Durwin Keith Glasper and Daniel Ellis Glasper, Sr.

Karen Johnson Davidson County
Batch # 1186144 DEEDWARR
09/25/2024 10:36:23 AM 9 pgs
Fees: $48.00 Taxes: $2,405.00
20240925-0074290

Together with Durwin Keith Glasper and Daniel Ellis Glasper, Sr., Daniel Ellis Glasper Jr., Ingrid Hilton n/k/a Ingrid Smith, Jasmine Mitchell and Eliss Keith Glasper join in the execution of this Warranty Deed for the purpose of conveying any and all interest in and to said property which they may have as having been named as beneficiaries in the Last Will and Testament of each of the said James E. Glasper and Zeta Y. Glasper. Said Wills having never been presented for probate in any court of law. See Affidavits of Heirship being recorded simultaneously herewith in Instrument Numbers 20240925 0074284, 20240925 0074285, 20240925 0074286, and 20240925 0074287, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to any rents and/or leases or rights of tenants in possession.
- Right of Way of 10th Avenue S f/k/a Pomeroy Avenue and No. 959 Alley.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all matters and conditions as shown on the Unrecorded plan of a part of Dr. Gill. G. No Whales Idyllwild Subdivision.

NOTE: A copy of said Plan has not been provided to or reviewed by our office.
- Any deficiency of the property description contained in Schedule A, the failure of said description to adequately identify the land, or any claim thereof. The Company will not be liable for any loss, costs or damages, including attorneys' fees, resulting from any assertion that, due to an inadequate property description, either (1) any instrument vesting title or establishing Any the Insured mortgage is invalid or unenforceable, in whole or in part, or (2) the title is unmarketable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2802 10th Avenue S., Nashville, Tennessee 37204**.

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 19th day of September, 2024.

Daniel Ellis Glasper, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL ELLIS GLASPER, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Witness my/our hand(s) this the 19th day of September, 2024.

Daniel Ellis Glasper, Jr.

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL ELLIS GLASPER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

CERTIFICATE OF AUTHENTICITY

I, Dawn Martin, 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 September 23, 2024

Dawn Martin

Affiant Signature

Date 9/23/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2024.

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

Witness my/our hand(s) this the 19th day of September, 2024.

Ingrid Smith f/k/a Ingrid Hilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, INGRID SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

Witness my/our hand(s) this the 19th day of September, 2024.

Jasmyne Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASMYNE MITCHELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



Witness my/our hand(s) this the 19th day of September, 2024.

Eliss Keith Glasper by Ingrid Smith as attorney-in-fact
Eliss Keith Glasper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, INGRID SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELISS KEITH GLASPER who acknowledged he/she/they executed the same as the free act and deed of the said ELISS KEITH GLASPER.

Witness my hand and official seal, this the 19th of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Witness my/our hand(s) this the 19th day of September, 2024.

Durwin K. Glasper by Jasmyne Mitchell as Attorney-in-Fact
Durwin Keith Glasper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASMYNE MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DURWIN GLASPER who acknowledged he/she/they executed the same as the free act and deed of the said DURWIN GLASPER.

Witness my hand and official seal, this the 19th of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave. S.
Nashville, TN 37212