Karen Johnson Davidson County
Batch# 1188455 DEEDWARR
10/01/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $10,896.50
20241001-0076138

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748330**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,945,000.00 Mason Damer Affiant Subscribed and sworn to before me, this 27th day of September, 2024. Carmen Coats Notary Public My Commission Expires: 3/3/26

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
803GL, LLC. 2317 CRUZEN STREET NASHVILLE, TN 37211	NEW OWNER	Tax Parcel ID No. 132 02 0 040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Jacobs, Successor Trustee of The 803 Glen Leven Trust, dated July 31, 2014**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **803GL, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled REVISED PLAT OF PARTS OF THOMPSON'S GLEN LEVEN SUBDIVISION, of record in Plat Book 3, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dawn Nepp, Trustee of the 803 Glen Leven Trust dated July 31, 2014, by Warranty Deed from James A. Robinson, II and wife, Barbara C. Robinson, of record in Instrument No. 20140904-0081114, in the Register's Office of Davidson County, Tennessee, dated August 25, 2014 and recorded on September 04, 2014.

Dawn Nepp having since been replaced as Trustee by Thomas Jacobs as Successor Trustee pursuant to Resignation of Trustee and Appointment of Successor Trustee dated July 3, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF PARTS OF THOMPSON'S GLEN LEVEN SUBDIVISION, as recorded in Plat Book 3, Page(s) 20.

Easement for the flow of the waters of Middle Fork Browns Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Middle Fork Browns Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Middle Fork Browns Creek.

This is improved property located at 803 Glen Leven Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2024.

The 803 Glen Leven Trust dated July 31, 2014.

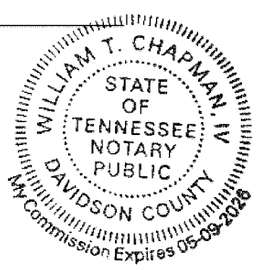
By: _____
Thomas Jacobs, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Jacobs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Successor Trustee of The 803 Glen Leven Trust, dated July 31, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27th day of September, 2024.

_____
Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 27, 2024.

Affiant Signature

1st day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028