Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson
Batch # 1201079
11/04/2024 11:30:38 AM
Fees: $18.00 Taxes: $2,627.00

Davidson County
DEEDWARR
3 pgs

20241104-0085457

EXECUTOR DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $710,000.00 Eleanor William Zimmerle AFFIANT SUBSCRIBED AND SWORN TO ME ON 11/01/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11-19-2028

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10232-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
BCMGResidential, LLC	NEW OWNER	132-09-0-062.00
3866 Hutson Ave		
Nashville, TN 37216		

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,

Eleanor Williams Zimmerle, Executix of the Estate of Winston S. Caldwell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BCMGResidential, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and lying in the Twenty-fifth (25h) Council District of Nashville, Davidson County, Tennessee, and being all of Lot 2 on the plan of Orr Manor Subdivision, not of record, and part of Thompson Avenue, as abandoned by Oak Hill City Ordinance Number 77, and being more fully described as follows:

BEGINNING at an iron rod with cap found (CLINT ELLIOTT SURVEY) in the southeasterly right-of-way line of Glendale Lane, a 50' right-of-way, at the common corner with the property of Adam and Laura Meyerhoff, as of record in Instrument Number 20130404 0033495 of the Davidson County Register of Deeds Office, said iron rod with cap also being at the approximate centerline of said abandoned Thompson Avenue;
thence with the common line of Adam and Laura Meyerhoff and approximate centerline of said abandoned avenue, South 05 Degrees 18 Minutes 53 Seconds West, a distance of 208.67 feet to an iron rod found, said iron rod being in the northerly right-of-way line of Pasadena Drive; thence leaving said common line and along the northerly right-of-way of said drive, North 79 Degrees 58 Minutes 33 Seconds West, a distance of 272.40 feet to a capped iron rod set (RLS 3240); thence continuing along said right-of-way, North 13 Degrees 41 Minutes 08 Seconds West, a distance of 32.36 feet to a capped iron rod set (RLS 3240) at the southeasterly intersection of Glendale Lane and Pasadena Drive; thence with southeasterly right-of-way line of said avenue 209.30 feet along the arc of a curve, having a radius of 741.80 feet, a chord bearing of, North 69 Degrees 16 Minutes 12 Seconds East, a distance of 208.61 feet to a capped iron rod set (RLS 3240); thence continuing along the southeasterly right-of-way line of said avenue, North 61 Degrees 11 Minutes 13 Seconds East, passing through an iron rod found at 78.41 feet for a total distance of 114.28 feet to the POINT OF BEGINNING, containing 0.706 acres, more or less, as shown and described on that certain plat titled "Boundary and Topographic Survey for Brandon Mason", performed by Nathan J. Hart, TN RLS 3240, dated April 15, 2024, attached hereto as Exhibit "A".

Being the same property conveyed to Winston S. Caldwell and wife, Lucy Taylor Caldwell by Quit Claim deed from Winston Caldwell and wife, Mary French Caldwell of record in Book 2485, page 46, Register's Office for Davidson County, Tennessee, dated September 7, 1955 and recorded on December 6, 1955.

Lucy Taylor Caldwell, having died on May 9, 1988, her interest in said property vesting in Winston S. Caldwell as surviving tenant by the entirety.

Winston S. Caldwell, having died testate on May 7, 2022, his interest in said property being conveyed pursuant to the Terms of his Last Will and Testament filed for Probate in Docket No. 22P1144, Chancery Court of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 903 Glendale Lane Nashville, TN 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 GRANTEES that GRANTOR, in his capacity as EXECUTOR (and not individually) is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and that GRANTOR, in his capacity as EXECUTOR (and not individually) does further covenant and bind himself 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 hand November 1, 2024

Eleanor Williams Zimmerle, Executrix

Eleanor Williams Zimmerle, Executrix of the Last Will and Testament of Winston S. Caldwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Eleanor Williams Zimmerle, Executrix of the Estate of Winston S. Caldwell with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein, being authorized to do so by the terms of the Last Will of Winston S. Caldwell.

Witness my hand and official seal, this November 1, 2024.

Notary Public

My Commission Expires: 11-19-2025

File #: 2024-10232-NASH

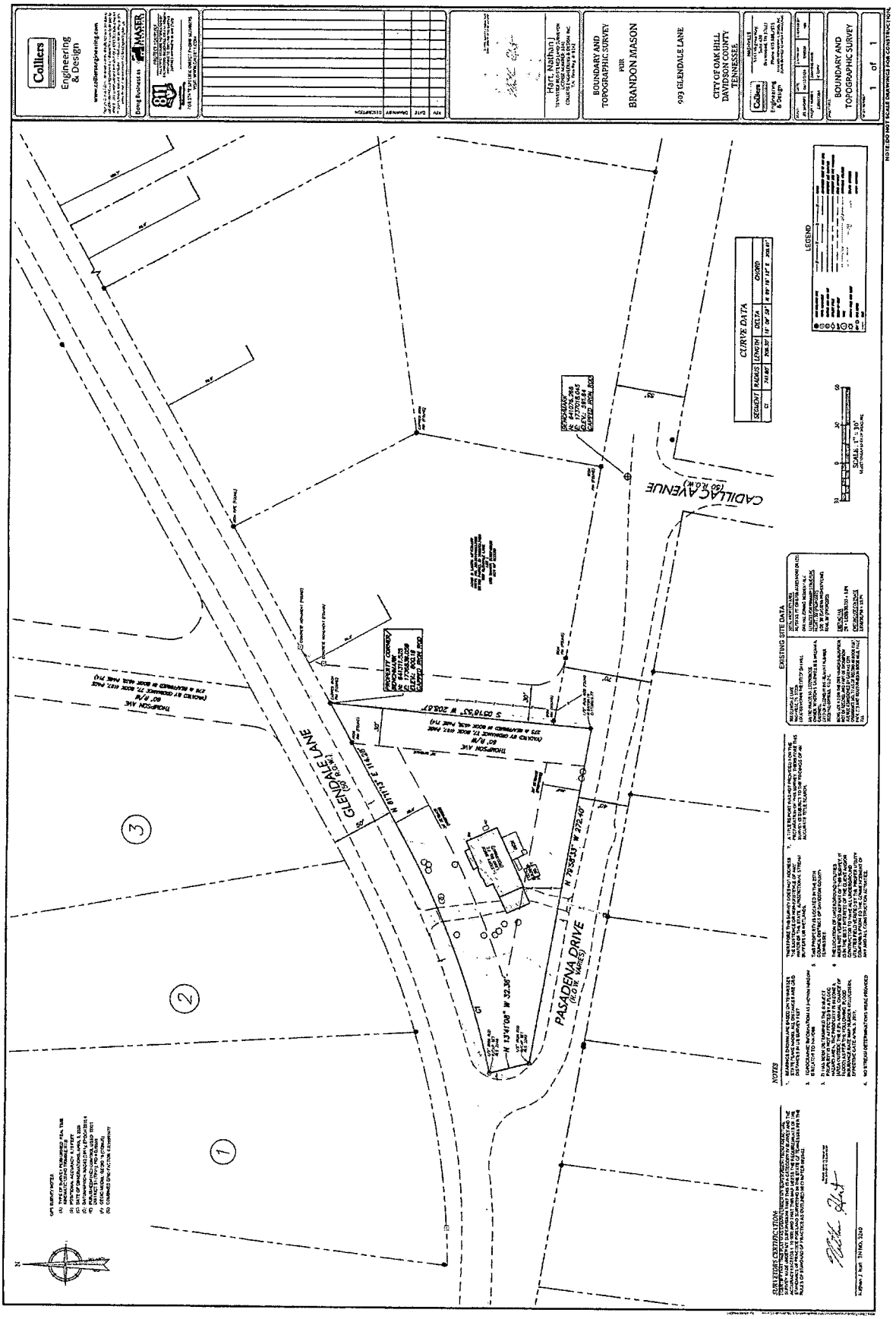
RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025


Colliers
Engineering & Design
BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
BRANDON MASON
993 GLENDALE LANE
CITY OF OAK HILL
DAVIDSON COUNTY
TENNESSEE
BOUNDARY AND TOPOGRAPHIC SURVEY
Hart, Nathan J
GLENDALE LANE
PASADENA DRIVE
CADILLAC AVENUE
CURVE DATA
LEGEND
NOTES
SURVEYOR'S CERTIFICATION
EXISTING SITE DATA