When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064

File #1-23608-RR

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 31st DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1222293 DEEDWARR
12/31/2024 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241231-0101589

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Pascual Tablas Gerardo	Pascual Tablas Gerardo	119-07-0-110.03
(NAME) 2628 Glenrose Avenue	(NAME) 2628 Glenrose Avenue	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Robert L. Davenport, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Pascual Tablas Gerardo, "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

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

Lot No. 1 in the Subdivision known and designated as Sidler Heights located in the Davidson County, Tennessee and recorded in Book 4060, page 98, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 125.00 feet on the Northerly margin of Glenrose Avenue and extends back between parallel lines 283.00 feet on the East and 254.89 feet on the West to a broken deadline on which it measures a total of 128.11 feet and is more particularly described as follows:

Commencing at a point on the Northerly margin of Glenrose Avenue which is 125.81 feet from the intersection of the centerline of Blackstone Place as projected across Glenrose Avenue and the Northerly margin of Glenrose Avenue; thence North 15 degrees 48 minutes East 283.00 feet to an iron pin; thence North 88 degrees 55 minutes West 105.00

unmarried

feet to an iron pin; thence in a curve to the Right, said curve having a radius of 2,965.00 feet for a distance of 23.11 feet to an iron pin; thence South 15 degrees 48 minutes West 254.89 feet to an iron pin in the Northerly margin of Glenrose Avenue; thence along the Northerly margin of Glenrose Avenue 125.00 feet to the point of beginning, as shown on said recorded plat.

Being the same property conveyed to Robert L. Davenport, unmarried by Warranty Deed from John B, Greer and Kelly N. Greer, husband and wife of record in Instrument No. 20140610-0050453 Register's Office for Davidson County, Tennessee, dated June 05, 2014 and recorded on June 10, 2014.

This conveyance is made subject to 1.) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2.) all applicable zoning ordinances; 3.) utility, sewer, drainage and other easements of record; 4.) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5.) building restrictions; and 6.) other matters of public record.

Unimproved ☐
This is improved ☒ property, known as 2628 Glenrose Avenue, Nashville, TN 37210

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30 day of Dec, 2024

Robert L. Davenport

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30 day of Dec, 2024, before me personally appeared Robert L. Davenport, 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 30 day of Dec, 2024.

Notary Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Jacqueline Sena **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** December 31st, 2024 **(date of document).**

Affiant Signature

Date: December 31st, 2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st **day of** December, 2024.

Notary Signature

MY COMMISSION EXPIRES: 1/4/2027

Notary's Seal (if on paper)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY