Karen Johnson Davidson County
Batch# 1267692 DEEDWARR
05/02/2025 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $754.80
20250502-0034174

NOTARY PUBLIC SEAL Expires 10/20/2032 Naya Santana Hamilton COUNTY My Commission # NP0759445 STATE OF INDIANA	STATE OF ~~TENNESSEE~~ Indiana (NS) COUNTY OF ~~Davidson~~ Hamilton (NS) The actual consideration or value, whichever is greater, for this transfer is $204,000.00 Leslie Stiles Affiant Subscribed and sworn to before me, this 30 day of April, 2025. Naya Santana Notary Public My commission expires: 10/20/2032

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 2520 Glenrose Avenue Trust	**New owner**	**11907012500**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Leslie Stiles, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 2520 Glenrose Avenue Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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, Plan of Glenrose Acres, Resubdivision of Lot 4, 5, & 6, of record in Book 5190, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Thomas Allen Stiles, married, by Warranty Deed from Vita Properties, dated August 12, 1996, of record in Book 10158, Page 232, in the Register's Office for Davidson County, Tennessee. Thomas Allen Stiles died intestate on 11/6/24 leaving Leslie Stiles as his sole heir at law. Reference made to Affidavits of Heirship of record in Instrument No. 20250414-0027870 and Instrument No. 20250414-0027871, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated April 9, 2025, of record in Instrument No. 20250414-0027872, said Register's Office, Leslie Stiles, heir of Thomas Allen Stiles, conveyed the subject property to Leslie Stiles.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2520 Glenrose Ave, Nashville, TN 37210.

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 GRANTEES that we are 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 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 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.

Leslie Stiles Date: 04/30/2025
Leslie Stiles

STATE OF Indiana

COUNTY OF Hamilton

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

Witness my hand, at office, this 30 day of April, 2025.

Naya Santana
NOTARY PUBLIC

My Commission Expires: 10/20/2032

NOTARY PUBLIC SEAL
Expires 10/20/2032
Naya Santana
Hamilton COUNTY
My Commission # NP0759445
STATE OF INDIANA

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/30/25 (date of document).

Jennifer Russell
Affiant Signature

5/2/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

