SPECIAL WARRANTY DEED

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 29th day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1317736 DEEDWARRSP
09/03/2025 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20250903-0070169

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

File No.: RES-25-4022

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4022 Utah Ave., GP	New Owner	Property 1: 103 04 0 323.00
(NAME)	(NAME)	
101 Lea Avenue Nashville, TN 37210		
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Jeffrey A. Glezer, a married man,** Individually and as Heir at Law of Elaine P. Glezer **and Larry M. Glezer, an unmarried man**, Individually and as Heir at Law of Elaine P. Glezer herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, 4022 Utah Ave., GP, a Tennessee General Partnership, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 65 feet of the southerly 155 feet of Lot No. 99 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Said part of Lot No. 99 fronts 65 feet on the northerly side of Utah, formerly 7th Avenue, and extends back between parallel lines with the easterly margin of 41st Avenue North, formerly Sylvan Street, 155 feet to a dead line.

Being the same property conveyed to Arthur Sender and wife, Erna Sender, from Laura C. Andrews, a widow, by Warranty Deed dated December 16, 1959, recorded January 4, 1960, in Book 2999, Page 5, in the Register's Office of Davidson County, Tennessee, Arthur Sender died on or around April 11, 1961. Erna Sender died on or around July 3, 1976, testate, devising subject property to Inge Glezer, a one-half undivided interest and Henry Sender, as Trustee in trust, for the use and benefit of his two (2) children: Randy* and Lauren**, until the youngest child attains twenty-one (21) years of age, at which time the title to said property shall vest in said children as tenants-in-common. Reference is made to the Last Will and Testament of Erna Sender, Docket No. 63198, Will Book 117, Page 562, in the Probate Court of Davidson County, Tennessee.

Inge Glezer having conveyed her 1/2 undivided interest to Martin Glezer and wife, Inge Glezer, by and through Herman O. Loewenstein, as Trustee, by Quitclaim Deed dated November 19, 1980, recorded December 31, 1980, in Book 5696, Page 55, in the Register's Office of Davidson County, Tennessee. Inge Glezer having died on or around July 24, 2003. Martin Glezer having died on or around February 11, 2017, testate, devising subject property in equal shares to Elaine Paula Glezer***, Jeffrey Allan Glezer, and Larry Max Glezer. Reference is made to the Last Will and Testament of Martin Glezer, Docket No. 17P289, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and Executor's Quitclaim Deed dated March 12, 2025, recorded March 21, 2025, in Instrument No. 20250321-0021301, in the Register's Office of Davidson County, Tennessee.

*Randy Sender, a/k/a Randall Gary Sender, having died on or around June 25, 1990, unmarried, without issue, intestate. His interest in subject passed to his parents, Henry Sender and Pauline C. Sender (as to a 1/8 undivided interest each). Pauline C. Sender having died on or around February 17, 1991, Her interest in subject property having been conveyed to Lauren S. Cooper, upon the termination of the Residuary Trust under the Will of Pauline C. Sender, Docket No. 97085, in the Probate Court for Davidson County, Tennessee. Henry Sender, a/k/a Henry H. Sender, having died on or around April 2, 2018. His interest in subject property having been conveyed to his wife, Katherine Y. Wei-Sender pursuant to Last Will and Testament of Henry H. Sender, recorded in Instrument No. 20220111-0003745, in the Register's Office of Davidson County, Tennessee. Katherine Y. Wei-Sender having conveyed her interest in subject property to Elaine P. Glezer***, by Warranty Deed dated April 29, 2022, recorded May 3, 2022, in Instrument No. 20220503-

0051321, in the Register's Office of Davidson County, Tennessee.

Lauren Sender, a/k/a Lauren S. Cooper having conveyed her 1/4 interest in subject property to Elaine P. Glezer*, by Warranty Deed dated April 29, 2022, recorded May 3, 2022, in Instrument No. 20220503-0051485, in the Register's Office of Davidson County, Tennessee.

***Elaine Glezer, a/k/a Elaine P. Glezer, a/k/a Elaine Paula Glezer, died on or around February 08, 2025, unmarried, without issue, intestate, pursuant to Order for Intestate Administration, Case No. 25P594, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Her interest in subject property having passed to her siblings, Jeffrey A. Glezer and Larry M. Glezer.

Jeffrey A. Glezer and Jeffrey Allan Glezer are one and the same person. The spouse of Jeffrey A. Glezer is not required to sign on said Deed as the proeprty being convyed is not, nor has ever been, a marital residence.

Larry M. Glezer and Larry Max Glezer are one and the same person.

This is improved property, known as 4022 Utah Avenue, Nashville, TN 37209

Said property is conveyed subject to all easements, restrictions, and covenants of record in said Register's Office.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 this 29th day of August, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey A. Glezer, individually & as Heir at Law of Elaine P. Glezer

Jeffrey A. Glezer, Individually and as Heir at Law of Elaine P. Glezer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2025, before me personally appeared Jeffrey A. Glezer, 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 29th day of August, 2025.

Notary Signature
My commission expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Oregon
COUNTY OF Lane

Larry M Glezer individually and as heir at law
Larry M. Glezer, Individually and as Heir at Law of Elaine P. Glezer

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Lane

On this 29th day of August, 2025, before me personally appeared Larry M. Glezer, 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 and office, this 29th day of August, 2025.

Notary Signature
My commission expires: 12/21/2025

OFFICIAL STAMP
LEXIS SHARDE CLAY-WEARY
NOTARY PUBLIC-OREGON
COMMISSION NO. 1019695
MY COMMISSION EXPIRES DECEMBER 21, 2025

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Riley Harrick, 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 August 29, 2025.

Affiant Signature

8/29/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 29 day of August, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-4022