RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1318065
09/04/2025 10 26 52 AM
Fees $13 00 Taxes $3,145 00

Davidson County
DEEDWARR
2 pgs

20250904-0070622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JOSEPH WHITE
NOTARY PUBLIC
TENNESSEE
MY COMMISSION EXPIRES
May 28, 2029
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael Blake Lea	Same as New Owner	
(NAME) 4301 Hillsboro Pike, Ste #300	(NAME)	131-12-0-044 00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **GEORGIA GLEAVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL BLAKE LEA**, 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

A certain unit located in Davidson County, Tennessee, being Lot No. 1, on the Plan of Battery Park, of record in Book 3106, Page 102, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of Granny White Pike at the common corner of Lots 1 and 2 on said Plan; thence with the line between said Lots, easterly 425.03 feet to a point; thence South 12 degrees 30' West 111 feet to a point in the northerly margin of Biltmore Drive; thence with the margin of the same, westerly 401.4 feet to a point at the beginning of a curve; thence around said curve northeasterly 34.50 feet to a point in the easterly margin of Granny White Pikel thence with the margin of the same, northerly 83 feet to the point of beginning.

Being the same property conveyed to Georgia Gleaves by Quitclaim Deed from Edwin Sheffield Gleaves of record in Instrument No. 20011002-0106538 Register's Office for Davidson County, Tennessee, dated October 1, 2001 and recorded on October 2, 2001.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4518 Granny White Pike. Nashville, TN 37204
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 is 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.

JW2025-586

Witness my hand this 29th day of August, 2025

Georgia Gleaves

GEORGIA GLEAVES

STATE OF COLORADO
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Georgia Gleaves, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of August, 2025.

Commission expires September 01, 2028

Kendra Starr Olson

Notary Public

Kendra Starr Olson
State of Colorado
Notary Public
Commission No 19874130732
My Commission Expires 09/01/2028

JW2025-586