Karen Johnson Davidson County
Batch# 1389070 DEEDWARRSP
03/05/2026 01:52:30 PM 4 pgs
Fees: $23.00 Taxes: $4,717.50
20260305-0017802

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 39088-02-2026

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of March, 2026.

Notary Public

My Commission Expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gulch Development Corporation, LLC 1200 BROADWAY, APT 1416 NASHVILLE, TN 37203	NEW OWNER	Map and Parcel No.: 13007006800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey A. Glezer, Individually and as Heir at Law of The Estate of Elaine P. Glezer, deceased and Larry M. Glezer, Individually and as Heir at Law of The Estate of Elaine P. Glezer, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Gulch Development Corporation LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 717 Lynnwood Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27 of February, 2026.

Larry M. Glezer

STATE OF OREGON

COUNTY OF Lane

OFFICIAL STAMP
KATHLEEN ANN HENDERSON LIU
NOTARY PUBLIC - OREGON
COMMISSION NO. 1044679
MY COMMISSION EXPIRES FEB. 01, 2028

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry M. Glezer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2026.

Notary Public

My Commission Expires: 2/1/2028

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of March, 2026.

Jeffrey A. Glezer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey A. Glezer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2026.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the North 100 feet of Lot No. 190 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown on a Map of a Re-subdivision of part of Royal Oaks, of record in Book 974, pages 4 and 5, said Register's Office.

Said part of said lot fronts 100 feet on the westerly side of Lynwood Boulevard and runs back 284 feet on the northerly line and 286.5 feet more or less on the southerly line, to the easterly line of Lot No. 191-C on which it measures 100 feet.

Being the same property conveyed to Martin Glezer by deed dated September 1, 1948 from Estelle E. Friedman of record in Book 1643, Page 283, Register's Office for Davidson County, Tennessee. Martin Glezer having died February 11, 2017 leaving a Last Will and Testament filed for Probate in Docket No. 17P289, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. In accordance with the terms of said Will, subject property was devised to Elaine Paula Glezer, Jeffrey Allan Glezer, and Larry Max Glezer. By Special Warranty Deed dated June 18, 2019 in Instrument No. 20190708-0066478, Register's Office for Davidson County, Tennessee, Jeffrey A. Glezer, being one and the same as Jeffrey Allan Glezer, conveyed his interest in subject property to Elaine P. Glezer being one and the same as Elaine Paula Glezer. Corrected by Scrivener's Affidavit of record in Instrument No. 20200729-0083521, Register's Office for Davidson County, Tennessee. By Special Warranty Deed dated June 11, 2019 of record in Instrument No. 20190708-0066479, Register's Office for Davidson County, Tennessee, Larry M. Glezer being one and the same as Larry Max Glezer, conveyed his interest in subject property to Elaine P. Glezer. Corrected by Scrivener's Affidavit of record in Instrument No. 20200729-0083522, Register's Office for Davidson County, Tennessee. Elaine P. Glezer died on February 8, 2025 intestate. Her Estate was filed for Administration in Case No. 25P594, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Subject Property passed to Jeffrey A. Glezer and Larry M. Glezer her sole heirs at law.

This conveyance is made subject to:

1. 2026 City and County Taxes, a lien but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 974, Pages 4 and 5, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4264, Page 202, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 2, 2026

Affiant Signature

5th day of March, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

