Karen Johnson Davidson County
Batch# 1405119 DEEDWARR
04/14/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20260414-0030312

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$670,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/5/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN D. GLASSER	Rocket Mortgage, LLC	**091-15-0-286.00**
(NAME)	(NAME)	
4904 NEVADA AVENUE	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, GARY TRAVIS AND WIFE, BEVERLY TRAVIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN D. GLASSER, A MARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly 50 feet of the westerly 200 feet of the southerly one-half of Block No. 35 on the Map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said part of said block fronts 50 feet on the northerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to CHARLES EVERETT TRAVIS, JR. AND WIFE, VELMA RUTH TRAVIS, by deed from WILLIAM R. WHITE JR. AND WIFE, DOROTHY SAPPINGTON WHITE, of record in Book 2333, page 521, dated November 16, 1954, said Register's Office.

CHARLES EVERETT TRAVIS, JR. died on or about December 25, 2000, leaving VELMA RUTH TRAVIS as the surviving tenant by the entirety.

VELMA RUTH TRAVIS further conveyed to LARRY D. CRAIG, TRUSTEE, who conveyed said property to VELMA RUTH TRAVIS AND GARY T. TRAVIS, expressly as joint tenants with rights of survivorship, by quitclaim deed of record in Instrument No. 20020418-0048021, dated April 10, 2002, said Register's Office.

VELMA RUTH TRAVIS died on or about May 28, 2021, leaving GARY T. TRAVIS as the surviving joint tenant.

GARY T. TRAVIS further conveyed to AMY CROSS NANCE, TRUSTEE, who conveyed said property to GARY TRAVIS AND WIFE, BEVERLY TRAVIS, by quitclaim deed of record in Instrument No. 20210924-0128506, dated September 22, 2021, corrected by Scrivener's Affidavit of record in Instrument No. 20231204-0093584, said Register's Office.

This conveyance is subject to matters as shown on plan of record in Plat Book 57, page 103 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **4904 NEVADA AVENUE, NASHVILLE, TN 37209**
(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.

Witness our hands this 10 day of April, 2026.

GARY TRAVIS

BEVERLY TRAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GARY TRAVIS AND BEVERLY TRAVIS,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of April, 2026.

My commission expires: **March 5, 2030**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

Tennessee Certification of Electronic Document

I, George Mudter, 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 April 10, 2026 (date of document).

Affiant Signature

4/13/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of April, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027