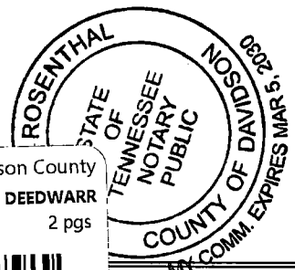
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353821**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $660,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2026. Notary Public My Commission Expires:



Karen Johnson Davidson County
Batch # 1419863 DEEDWARR
05/13/2026 11:32:56 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20260513-0043055

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward Grau and Ellen Grau 5701 Stoneway Trail Nashville TN 37209	New Owner	Tax Parcel ID No. 103-06-0-192.00

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, **Lionel R. Lillicrap, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Grau and Ellen Grau, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Hillwood Park, of record in Plat Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LIONEL R. LILLICRAP AND WIFE, SHARON FAYE LILLICRAP, by deed from GARY F. VAN OSDALE AND WIFE, LESLIE J. VAN OSDALE, of record in Book 4359, page 261, dated August 21, 1969, said Register's Office.

SHARON FAYE LILLICRAP died on or about July 11, 2025, leaving LIONEL R. LILLICRAP as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 103-06-0-192.00.

Matters shown on the Plan of record in Plat Book 3300, pages 27 and 28, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20091103-0101285, said Register's Office.

This is improved property located at 5701 Stoneway Trail Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of May, 2026.

Lionel R. Lillicrap

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lionel R. Lillicrap, 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 12th day of May, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030