WARRANTY DEED

File #26-200

Karen Johnson
Batch # 1425146
05/26/2026 02:19:49 PM
Fees: $13.00 Taxes: $3,729.60

Davidson County
DEEDWARR
2 pgs

20260526-0047684

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,008,000.00

Hannah Elise Gluck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Elise Gluck	NEW OWNER	117-12-0-040.00
(NAME)	(NAME)	
1321 Clifton Ln	UBS Bank	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	95 State Street, Ste. 2200	
(CITY) (STATE) (ZIP)	Salt Lake City UT 84111 (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, WE, **Clifton Lane Music City LLC, a Missouri Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Elise Gluck,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 31 and part of Lot No. 30 on the Plan of Hawthorne Subdivision of record in Plat Book 1424, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 and part of Lot No. 30 fronts 70 feet on the Southerly side of Clifton Avenue and runs back 181 feet on the Easterly line and 175 feet, more or less on the Westerly line, to a line on the rear which measures 78.9 feet.

Being the same property conveyed to Clifton Lane Music City LLC, a Missouri limited liability company by Quitclaim Deed from JSAE Enterprises LLC, a Missouri limited liability company of record in Instrument No. 20211229-0171065 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1321 Clifton Ln, Nashville, TN 37215

(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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 19th day of May, 2026.

Clifton Lane Music City, a Limited Liability Company

By: _____
Stacy Bryant-Wimp, Manager

STATE OF MISSOURI
COUNTY OF Boone

Before me, the undersigned, a Notary Public of said County and State, personally appeared Stacy Bryant-Wimp_, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Manager (or other officer authorized to execute the instrument) of Clifton Lane Music City, LLC, the within named bargainor, a Tennessee limited liability company, and that Stacy Bryant-Wimp as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Manager.

Witness my hand and seal, at office in Columbia, Missouri, this 19th day of May, 2026.

_____
Notary Signature

Printed Name: Karla Suzanne Snider

My commission expires: 3-20-28

KARLA SUZANNE SNIDER
Notary Public - Notary Seal
Boone County - State of Missouri
Commission Number 20603056
My Commission Expires Mar 26, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027