NEW OWNER:
DAVID SNODGRASS
3901 DEWAIN DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1406

Map & Parcel
133110071.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 295397 DEEDWARR
10/03/2019 10:08:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20191003-0101146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifteen Thousand and 00/100 Dollars ($215,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROYA KADIVAR and PEGAH KADIVAR-CHERNOWITZ** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID SNODGRASS and PATTI SNODGRASS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 24 on the Plan of Valley View Meadows, Section I, as shown on the plat of the same of record in Plat Book 3500, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Beginning at a point on the southerly side of Elysian Fields Road the common corner of Lots 23 and 24; thence along the margin of same, easterly 81.99 feet to a point in the westerly margin of Dewain Drive; thence along said margin a slight curve 97.46 feet to a point, the common corner of Lots 24 and 25; thence on the line between said lots 97.08 feet to a point, the common corner of Lots 23 and 24 and 25; thence along the line between Lots 23 and 24, 93.15 feet to the point of beginning.

Being the same property conveyed to ROYA KADIVAR by Quitclaim Deed from Mina Kadivar, dated January 28, 2019, and of record in Instrument No. 20190130-0008818, Register's Office for DAVIDSON

County, Tennessee. Also being the same property conveyed to Pegah Kadivar and Mina Kadivar, both unmarried by Warranty Deed from Amphavanh Vongsamphanh and wife, Manorak Vongsamphanh, dated March 23, 2009, and of record in Instrument No. 20090326-0027378, Register's Office for Davidson County, Tennessee. Pegah Kadivar is now known as Pegah Kadivar-Chernowitz.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **3901 DEWAIN DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3500, Page 69, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 1st day of October, 2019.

Roya Kadivar

ROYA KADIVAR

Pegah Kadivar-Chernowitz

PEGAH KADIVAR-CHERNOWITZ

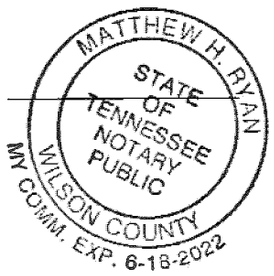
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ROYA KADIVAR and PEGAH KADIVAR-CHERNOWITZ,** 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 1st day of October, 2019.

NOTARY PUBLIC

My commission expires: 

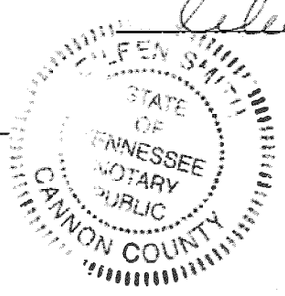
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The actual consideration or value, whichever is greater, for this transfer is **$215,000.00.**

Annette Williams
AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2019.

Eileen Smith
NOTARY PUBLIC

My commission expires: 8/27/22 

ELECTRONIC CERTIFICATION PAGE

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Rutherford

Personally appeared before me, Nicholas Howell, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-17-19

