Karen Johnson Davidson County
Batch# 389366 DEEDWARR
04/21/2020 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $660.45
20200421-0041856

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $178,500.00

Affiant

Subscribed and sworn to before me, this 20 day of April, 2020.

Notary Public

My commission expires: 8/21/23

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hero Properties, LLC **Fire Ridge, LLC**	Hero Owners	**09206065702**
730 25th Ave		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mitch Snow, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hero Properties, LLC and Fire Ridge, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot Pt 12 McNairy, 058X120XIR, Book 74, Page 521, Register's Office for Davidson County, Tennessee.

And being further described as follows:

Land lying in the 21st Councilmatic District of Metropolitan Nashville and Davidson County, Tennessee, known as 730 25th Ave. N, being more particularly described as follows:

Beginning at an iron rod in the East Margin of 25th Avenue North where said margin intersects the North margin of a 15 foot alley; thence with the said East margin of 25th Ave. N, N 10 degrees-19'-20"W, 47.70 feet to an iron rod said point being 159.03 feet South of the South margin of Booker Street; thence leaving said margin S 81 degrees-00'-00"E, 103.29 feet to an iron rod; thence same N 81 degrees-00'-00"W, 87.43 feet to the point of beginning. This description taken from a survey by Ralph Roberson, T.R.L.S. #425 dated June 07, 2004.

Being the same property conveyed to William H. Dixon and wife, Mary Dixon, by Warranty Deed from J.B. White and wife, Lucy D. White, dated July 1, 1931, of record in Book 546, page 398, Register's Office for Davidson County, Tennessee.

Cresa Dixon Leonard conveyed subject property to Mitch Snow, by Quitclaim Deed, dated December 2, 1994, of record in Book 9536, page 618, as corrected in Instrument No. 20080501-0044649, Register's Office for Davidson County, Tennessee.

Subject property was never the sole primary residence of said Grantor's spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 730 25th Ave, Nashville, TN 37208.

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 in 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.

Mitch Snow _____ Date: 4/15/2020

Mitch Snow

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mitch Snow, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15TH day of April, 2020.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
November 30, 2020
COUNTY OF SUMNER