Name and Address of New Owner:
Jonathan Michael Ricks
3901 Dewain Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 488477 DEEDWARR
10/02/2020 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20201002-0114210

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 133-11-0-071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Snodgrass and wife, Patti Snodgrass**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Michael Ricks, A Married Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 comer 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 comer 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 David Snodgrass and Patti Snodgrass, husband and wife, by deed from Roya Kadivar and Pegah Kadivar-Chernowitz of record in Instrument No. 20191003-0101146, Register's Office, Davidson County, Tennessee, recorded 10/3/19.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of September, 2020.

David Snodgrass (SEAL)

Patti Snodgrass (SEAL)

STATE OF Missouri
COUNTY OF Taney

On this 28 day of September, 2020, before me personally appeared David Snodgrass and Patti Snodgrass, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of September, 2020.

Chancy A Pinson
Notary Signature
My commission expires: 11/26/21

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

CHANCY A. PINSON
My Commission Expires
Nov. 26, 2021
Taney County
Commission # 13552178

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $337,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of September, 2020.

Notary Public

My commission expires: 7-17-23

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

File No. 202020

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY