THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131828

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2020.

Notary Public
My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 541950 DEEDWARR
12/23/2020 12:15:02 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20201223-0152989

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Snelson and Rose-Elyse Snelson 2120 Elm Hill Pike Nashville TN 37210	New Owner	Tax Parcel ID No. 095 14 0 099.00

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, **Jennifer Anderson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Snelson and Rose-Elyse Snelson, husband and wife**, ("Grantees"), its 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 No. 12 on the plan of Elm Hill Acres Section No. 1, as of record in Book 2331, Page 67, Register's Office for Davidson County.

Said Lot No. 12 fronts 80 feet on the North side of Elm Hill Pike and runs back 231.3 feet on the East line and 234.95 feet on the West line to a dead line in the rear on which it measures 72 feet.

Being the same property conveyed to Jennifer Anderson by Quitclaim deed from Shirley E. Baldwin and Donald E. Clark, of record in Instrument No. 20191218-0130606, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019 and recorded on December 18, 2019.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Elm Hill Acres Section No. 1, as recorded in Plat Book 2331, Page(s) 67.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2442, Page 464.

This is improved property located at 2120 Elm Hill Pike Nashville TN 37210

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 21st day of December, 2020.

Jennifer Anderson

Jennifer Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Anderson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2020.

Notary Public
My Commission Expires: _____

