Warranty Deed

Karen Johnson Davidson County Batch# 577785 **DEEDWARR** 02/24/2021 02:19:26 PM 2 pgs Fees: $13.00 Taxes: $2,682.50 20210224-0023184	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $725,000.00. Affiant Subscribed and sworn to before me, this the 16th day of February, 2021. Notary Public My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Derrick Jones Sophie Jones	New Owner(s)	082-15-0-206.00
515 Fatherland Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAREY MELISSA SNARR AKA MELISSA SNARR AND KELLEY-FRANCES FENELON, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOPHIE JONES AND DERRICK JONES, II, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 6th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of Fatherland Street, 150 feet west of South Sixth Street said land being Lot 10, Zollicoffer's Plan of Lots of record in Book 19, Page 162, Register's Office, Davidson County, Tennessee described according to a boundary survey dated 2-4-13 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN. R.L.S.#1838 as follows:

Beginning at an iron rod (old) on the Northerly margin of Fatherland Street at the Southwest corner of Lot 11, Zollicofer's Plan of Lots (Book 19, Page 162, R.O.D.C., TN.) owned by Barbara J. Andrews (Book 10701, page 586, R.O.D.C., TN) and the Southeast corner of Lot 10 of said Zollicofer's Plan, said ROD. Being located South 65 degrees 15 minutes 00 seconds West 150.00 feet from the northwest intersection of South 6th Street and said Fatherland Street; thence with said Northerly margin South 65 degrees 15 minutes 00 seconds West, 50.00 feet to an iron rod (new) at the Southeast corner of Lot 9 of said Zollicofer's Plan; thence with said Lot 9, North 25 degrees 27 minutes 00 seconds West 170.00 feet to an iron rod (old) in the southerly margin of Alley No. 260; thence with said southerly margin of South 65 degrees 15 minutes 00 seconds East 50.00 feet to the Northwest corner of said Andrews; thence with said Andrews South 25 degrees 27 minutes 00 seconds East 170.00 feet to the point of beginning.

Return to:
Rudy Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
R-SB-VR0521-515

Being the same property conveyed to Melissa Snarr, an unmarried person and Kelley-Frances Fenelon, an unmarried person by Warranty deed from William R. Greenleaf and Jennifer B. Greenleaf, husband and wife of record in Instrument No. 20140513-0041111 Register's Office for Davidson County, Tennessee, dated May 09, 2014 and recorded on May 13, 2014.

Being the same property conveyed to Melissa Snarr and Kelley-Frances Fenelon, a married couple by Quitclaim deed from Melissa Snarr and Kelley-Frances Fenelon of record in Instrument No. 20191202-0123214 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on December 02, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 515 Fatherland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of February, 2021.

Carey Melissa Snarr

Kelley-Frances Fenelon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carey Melissa Snarr and Kelley-Frances Fenelon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2021.

Notary Public

My Commission Expires: 5/3/21

