aren Johnson Davidson County
Batch# 577870 DEEDWARR
02/24/2021 03:11:37 PM 2 pgs
Fees: $13.00 Taxes: $277.50
20210224-0023287

# WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

J-SB-GS-20-8517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER ~~IS GREATER~~, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sydney Tolbert** | new owner | |
| (NAME) | (NAME) | **077 00 0 022.00** |
| **7220 Tolbert Rd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE HILLMAN SNYDER, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SYDNEY TOLBERT, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF CUB CREEK ROAD. BOUNDED ON THE WEST BY THE JEFFERY K. & SUSAN J. CURTIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200206250076049-R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIN FOUND IN THE SOUTHERLY MARGIN OF CUB CREEK ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE JEFFERY & SUSAN J. CURTIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200206250076049-R.O.D.C., TN. AND BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, WITH THE SOUTHERLY MARGIN OF CUB CREEK ROAD, NORTH 55 DEGREES 16 MINUTES 17 SECONDS EAST 230.00 FEET TO AN IRON PIN; THENCE, SOUTH 34 DEGREES 47 MINUTES 07 SECONDS EAST 464.57 FEET TO THE CENTER OF CUB CREEK; THENCE, GENERALLY WITH THE CENTER OF CUB CREEK, SOUTH 48 DEGREES 54 MINUTES 07 SECONDS WEST 31.55 FEET; THENCE, SOUTH 61 DEGREES 55 MINUTES 15 SECONDS WEST 104.09 FEET; THENCE, SOUTH 55 DEGREES 54 MINUTES 54 SECONDS WEST 95.27 FEET; THENCE, A COMMON LINE WITH THE JEFFREY K. & SUSAN J. CURTIS PROPERTY AS OF RECORD IN INSTRUMENT NO. 200206250076049-R.O.D.C., TN. NORTH 34 DEGREES 47 MINUTES 07 SECONDS WEST 454.95 FEET TO THE POINT OF BEGINNING. CONTAINING 105,779 SQUARE FEET OR 2.43 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Hillman G. Snyder, Jr. and wife, Janie Snyder, by Warranty Deed from Elisabeta G. Gheorghe and husband, Constantin I. Gheorghe, of record in Instrument No. 20010723-0077864, in the Register's Office of Davidson County, Tennessee, dated July18, 2001 and recorded on July 23, 2001. The said Janie Snyder having since died on May 19, 2020.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and subsequent years.
- Application for Greenbelt Assessment - Forest recorded in Instrument No. 20121031-0099978.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8517 Cub Creek Rd, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 10th DAY OF FEBRUARY, 2021.

George Hillman Snyder, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE HILLMAN SNYDER, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of February, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212