Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 587618 DEEDWARR
03/09/2021 10:16:16 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20210309-0030708

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/6/21
(AFFIX SEAL)

Carrie Bond
State of Tennessee
Notary Public
Williamson County
My Commission Expires December 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
EHE Properties, LLC	New Owner	Map: 14900015700
(NAME)	(NAME)	
9307 Concord Rd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($850,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY W. SNOW AND WIFE, LINDA B. SNOW,

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

EHE PROPERTIES, 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:

TRACT 1:

LAND LYING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF A TRACT OF 12.08 ACRES THAT WAS CONVEYED TO JAMES LOYAL SANDERS AND WIFE, BY DEED FROM J.S. TATOM AND WIFE, OF RECORD IN BOOK 1759, PAGE 224, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED PARTLY ACCORDING TO A SURVEY MADE GEO. W. WATKINS, SURVEYOR, ON NOVEMBER 27, 1961, AND BEING DESIGNATED ON SAID SURVEY AS THE NORTH PART OF A TRACT OF 2.82 ACRES, MORE OR LESS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD OR BELLS LANE AT THE CORNER OF SAID TRACT OF 2.82 ACRES AND A TRACT OF 2.63 ACRES MORE OR LESS THAT WAS CONVEYED TO PERCY CLYDE WOFFORD BY DEED OF RECORD IN BOOK 3315, PAGE 631; THENCE ALONG WOFFORD'S SOUTH LINE ALONG THE SOUTH LINE OF SAID TRACT OF 2.63 ACRES, MORE OR LESS, SOUTH 89 DEG. 40' EAST, 601.5 FEET TO AN IRON PIN, A CORNER OF THE BASKETT LAND; THENCE WITH BASKETT'S LINE, SOUTH 60 DEG. 15' EAST, 93 FEET TO A POINT; THENCE WESTERLY 677 FEET, MORE OR LESS TO THE EAST MARGIN OF OLD HICKORY BOULEVARD OR BELLS LANE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 50 FEET TO THE POINT OF BEGINNING.

TRACT 2:

LAND LYING AND BEING IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, NOVEMBER 27, 1961, AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF OLD HICKORY BOULEVARD OR BELLS LANE AT AN IRON PIN 230 FEET SOUTH OF THE SOUTH LINE OF THE LUTHER PROPERTY, SAID POINT

BEING THE SOUTHWEST CORNER OF A 2-ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT; THENCE SOUTH 89 DEG. 07' EAST, 501.3 FEET TO AN IRON PIN; THENCE SOUTH 46 DEG. 45' EAST, 200 FEET TO A POINT IN BASKETT'S LINE; THENCE WITH HIS LINE, SOUTH 45 DEG. 13' WEST, 76.4 FEET TO AN IRON PIN AT A CORNER OF THE TRACT OF 2.82 ACRES, MORE OR LESS; THENCE WITH THE LINE OF SAID TRACT, NORTH 89 DEG. 40' WEST, 601.5 FEET TO AN IRON PIN IN THE EAST MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 200 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Jerry W. Snow and wife, Linda B. Snow, by deed from Otis W. Charlton and wife, Louise R. Charlton and Jackie W. Charlton and wife, Margaret Ann Charlton, of record in Book 5047, Page 524, dated July 16, 1976, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees..

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

unimproved ☐
This is improved ☒ property, known as 532 Bell Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 5th day of March, 2021.

Jerry W Snow
Jerry W. Snow

Linda B Snow
Linda B. Snow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry W. Snow and Linda B. Snow, 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 and official seal this, 5th day of March, 2021.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY