Karen Johnson Davidson County
Batch# 588773 DEEDWARR
03/10/2021 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20210310-0031570

MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210100024

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 5th day of March, 2021

Notary Public

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 11-6-23

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Snowden and Christin Snowden **4112 Brandywine Pointe Blvd.** **Old Hickory, TN 37138**	**SAME** New Owner	**064-03-OB-024.00 CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Therese Winnington and David Reese Lewis, III, Wife and Husband

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

Ryan D. Snowden and Christin E. Snowden, Husband and Wife

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:

LAND in Davidson County, Tennessee, being Lot No. 237 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Pointe (a Planned Unit Development), of record in Plat Book 7900, Pages 170-172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Therese Winnington, married, by Warranty Deed from Lee G. Fowler and wife, Carol Fowler, dated 11/1/2019 and recorded 11/4/2019 in Instrument No. 20191104-0113048, in the Register's Office of Davidson County, Tennessee. Also being the same property previously conveyed to Lee G. Fowler and wife, Carol M. Fowler, by Special Warranty Deed from Regions Bank, dated 12/12/2012 and recorded 12/19/2012 in Instrument No. 20121219-0117066, in the Register's Office of Davidson County, Tennessee.
The undersigned David Reese Lewis, III spouse of Therese Winnington joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4112 Brandywine Pointe Blvd., Old Hickory, TN 37138**
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.

Therese Winnington

David Reese Lewis, III

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 Therese Winnington and David Reese Lewis, III the bargainor(s) 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 at Nashville, Tennessee, this 5th day of March, 2021.

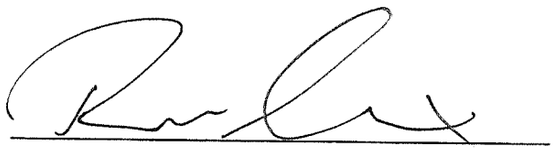
Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

Certificate of Authenticity

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

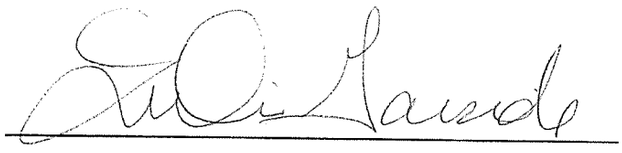


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

