WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Karen Johnson Davidson County
Batch# 612086 **DEEDWARR**
04/12/2021 08:37:15 AM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20210412-0047860

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

File No.: 21-0148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeremy Snow and Stephanie Snow	NEW OWNER	Map: 08206006000
(NAME) 724 Joseph Ave.	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-SIX THOUSAND AND NO/100 DOLLARS ($296,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANNIE HARRIS F/K/A ANNIE H. SHIVERS, UNMARRIED,

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

JEREMY SNOW AND STEPHANIE SNOW, 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:

Being Lot No. 7 on the Plan of the Nashville Housing Authority, Subdivision No. 1, as of record in Book 3700, page 42, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Joseph Avenue, the common front corners of Lots Nos. 6 and 7, and running thence 145.0 feet back in a westerly direction along the common line between said lots to a point; thence 43.1 feet in a northerly direction to a point, the beginning of a curve; thence 31.67 feet in a northeasterly direction around said curve to a point in the southerly margin of Hancock Street; thence 100.0 feet in an easterly direction along said margin of said street to a point, the beginning of a curve; thence 38.69 feet in a southeasterly direction around said curve to a point in the westerly margin of Joseph Avenue, thence 36.9 feet in a southerly direction along said margin of said Avenue to the point of beginning.

Being the same property conveyed to Annie H. Shivers, by Quitclaim Deed from Howard Shivers, of record in Book 5074, Page 736, dated October 4, 1976, also see Warranty Deed in Book 4056, Page 414, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 42, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2735, Page 473, Book 3368, Page 23, Book 3994, Page 928, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 724 Joseph Ave., Nashville, TN 37207
(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 7th day of April, 2021.

Annie Harris

Annie Harris

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 Annie Harris, 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, 7th day of April, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY