WARRANTY DEED

Karen Johnson Davidson County
Batch# 631884 DEEDWARR
05/10/2021 08:27:01 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20210510-0062055

File No. TR-21-508

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Hillary Lorence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 2/26/23
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brianna J. Gehrig and Timothy Gehrig	LoanDepot.com	
(NAME)	(NAME)	
1201 Greenfield Avenue	P.O. Box 5710	072-03-0-225.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Chicago, IL 60680	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Ryan Dane Snowden and Christin Eileen Snowden, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brianna J. Gehring and Tim Gehring, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 1 on the Plan of Final Plat, Re-Sub of Lot 117, Inglewood Place of record in Plat at Instrument No. 20170824-0086988, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Dane Snowden and Christin Eileen Snowden, husband and wife by Warranty deed from Kwame Asare and Serwaa Asare, husband and wife of record in Instrument No. 20180620-0059270 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018 and Affidavit of Scrivener's Error recorded on July 09, 2018 in Instrument No. 20180709-0065732.

Being also known as 1201 Greenfield Avenue Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 6th day of May, 2021.

Ryan Dane Snowden

Christin Eileen Snowden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2021, before me personally appeared Ryan Dane Snowden and Christin Eileen Snowden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of May, 2021.

Notary Signature
My commission expires:

