BOX 14
34818-8

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30508

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 23 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/14/24

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 683048 DEEDWARR
07/26/2021 10:05:22 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20210726-0099676

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Sneed and Julianna E. Sneed	Broker Solutions Inc. dba New American Funding	
3612 Central Avenue	P.O. Box 650076	10405029100
Nashville, TN 37205	Dallas TX 75265-0076	
(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, **Melissa D. Power, Trustee of the Melissa D. Power Revocable Trust U/A/D February 11, 2009, as amended January 20, 2021,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Sneed and Julianna E. Sneed, husband and wife,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 249 and the Westerly half of Lot No. 250 on the Plan of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, page 92, Register's Office of said County. Said Lot No. 249 and the Westerly part of Lot No. 250 front together 75 feet on the northerly side of Central Avenue and runs back between parallel lines 200 feet to an alley.

Being all of the same property conveyed to Ruth O. Prenzel by Deed dated February 20, 1970, from Sebastian Tine and wife, Matilda Tine of record in Book 4399 Page 262 and further conveyed to Geraldine Newman by Quitclaim Deed dated November 26, 1980, from Ruth O. Prenzel of record in Book 5688 Page 913 and further conveyed to Dewey Hicks and Arvin Fike, in their capacities as Co-Trustees of the Gerladine P. Newman Living Trust, Dated May 3, 1991, by Quitclaim Deed dated October 7, 1993, from Geraldine Newman of record in Book 9111 Page 417 and further conveyed to Melissa Forth, a single person, by Quitclaim Deed dated December 17, 1996, from Dewey Hicks and Thomas M. Senkerik, acting in their capacities as Successor Trustees of the Geraldine P. Newman Living Trust, Dated May 3, 1991, of record in Book 10315 Page 337 and further conveyed to Melissa E. Power and husband A. Power, as tenants by the entirety, by Quitclaim Deed dated June 12, 2003, from Melissa Forth NKA Melissa E. Power, a married person, and Michael Troy Haley, Trustee, of record in Instrument No. 20030613-0081759 and further conveyed to Melissa D. Power, Trustee of the Melissa D. Power Revocable Trust Dated February 11, 2009, her successors, heirs and assigns, by Quitclaim Deed dated June 2, 2009, from Melissa E. Power, also known as Melissa D. Power, and husband Robert A. Power, and John R. Reese, Trustee, of record in Instrument No. 20090617-0056421, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is IMPROVED property known as **3612 Central Avenue, Nashville, TN 37205.**

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 hand this the 23rd day of July, 2021.

Melissa D. Power, Trustee of the Melissa D. Power Revocable Trust U/A/D February 11, 2009, as amended January 20, 2021

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 **Melissa D. Power, Trustee of the Melissa D. Power Revocable Trust U/A/D February 11, 2009, as amended January 20, 2021,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of July, 2021.

My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public