Karen Johnson Davidson County
Batch# 693456 DEEDWARR
08/09/2021 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210809-0107043

ADDRESS NEW OWNERS and
SEND TAX BILLS:
SN TENNESSEE, LLC

8390 E. Via de Ventura F-110, #303
Scottsdale, AZ 85258

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
164-13-0-083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, SHERESA ALANA BRYANT, a married woman, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to SN TENNESSEE, LLC , A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:
> Land in Davidson County, Tennessee, being Lot No. 257 on the First Revision, Asheford Crossing, Section Two, of record in Plat Book 9700, Page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
> Being the same property conveyed to Sheresa Alana Bryant, unmarried by Warranty Deed from Joseph R. Vance, married dated May 15, 2003 and recorded May 19, 2003 in Instrument No. 20030519-0067785, Register's Office for Davidson County, Tennessee.
> Sheresa Alana Bryant having since married. Raymond L. Dodson joins in this conveyance to convey his marital interest in the subject property

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 3717 Asheford Trace, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

:GUSON & BELOTE
\TTORNEYS AT LAW
5 WEST MAIN STREET
:NDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 4th day of August, 2021.

SHERESA ALANA BRYANT

RAYMOND L. DODSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, SHERESA ALANA BRYANT and RAYMOND L. DODSON, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 5-25-22

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

AFFIANT

Subscribed to and sworn before me, this the 5th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 11.20.23

FERGUSON & BELOTE
ATTORNEYS AT LAW
105 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-4-2021.

Affiant
Date: August 6, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of August, 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY