Karen Johnson Davidson County
Batch# 695627 DEEDWARR
08/11/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20210811-0108582

MEGAN DUPRIEST
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$550,000.00~~ $535,000.00.

Hannah Stanford
Affiant

Subscribed and sworn to before me, this 30th day of July, 2021.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Logan Cassidy	Logan Cassidy	119-04-0-158.00
436 Foothill Dr	436 Foothill Dr	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William B. Snell, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Logan Cassidy

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Hill-N-Dale, Section 2 of record in Plat Book 4175, Page 5, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 73, being a corner lot, fronts 100.48 feet on the Southeasterly side of Foothill Drive and 159.9 feet on the Southwesterly side of Deervale Drive and 40.56 feet along the curving corner at said intersection and runs back between converging lines 110.61 feet on the Southeasterly line and 185 feet on the Southwesterly side line to a point at the rear.

Being the same property conveyed to William B. Snell, unmarried by Warranty deed from Mildred Snell, unmarried of record in Instrument No. 20020524-0063303 Register's Office for Davidson County, Tennessee, dated May 17, 2002 and recorded on May 24, 2002.

This is improved property known as **436 Foothill Dr, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of July, 2021.

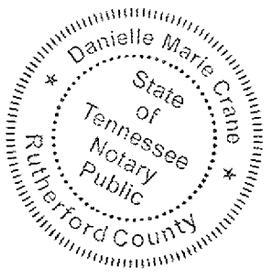
William B. Snell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William B. Snell, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of July, 2021.

Notary Public
My Commission Expires: 2/22/25



SolomonParks File No. 21-000484-527

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the 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 7/30/21.

Affiant Signature

8/10/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/10/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON