(3)

Karen Johnson Davidson County
Batch# 698344 DEEDWARR
08/16/2021 12:25:21 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00

20210816-0110357

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01910

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eduardo Gonzalez Delmonte 4650 Clarksville Pike Nashville, TN 37218	New Owner	049-00-0-076.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Estate of Michael R. Gardner and Cynthia Snyder, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eduardo Gonzalez Delmonte**, hereinafter called the Grantees, their successors 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, and being more particularly described as follows, to-wit:

Beginning on the easterly margin of State Highway No. 112 or Clarksville Pike at the northwest corner of the property conveyed to Robert G. O'Connor and wife, by deed from Tom Resha and wife, of record in Book 2736, page 363, Register's Office for said county, said point being also 433 feet north of the intersection of said Highway and Stevens Lane; thence with the northern boundary line of the O'Connor property north 87 degrees east 300 feet; thence north 7 degrees 30' west 120 feet to the southeast corner of the property conveyed to Toby Howard and wife, by deed from Robert G. O'Connor et al, of record in Book 2806, page 305, Register's Office; thence with the southern boundary line of said O'Connor property south 86 degrees 05' west 289.3 feet to the easterly margin of State Highway No. 112 or Clarksville Pike; thence with the same southerly 112 feet to the beginning.

Being the same property conveyed to Michael R. Gardner, an unmarried man and Cynthia Snyder, an unmarried woman by deed from American Consulting Corporation, dated September 16, 2016, recorded October 24, 2016, of record in Instrument No. 20161024-0112005, in the Register's Office for Davidson County, Tennessee. The said Michael R. Gardner having since died on August 28, 2020, being testate and divorced, leaving a Last Will and Testament filed for Probate in Docket No. 20P2045, Probate Court for Davidson County, Tennessee. Amber Nicole Pullen and Adrian Lawrence Garnder being the beneficiaries of the decedent's real property pursuant to the holographic last will and testament of the decedent and heirs at law pursuant to affidavit's of heirship of record in Instrumetn No. 20210816-0110355 and Instrument No. 20210816-0110356 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4650 Clarksville Pike, Nashville, TN 37218

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of August, 2021

Cynthia Snyder

Cynthia Snyder

STATE OF Virginia

COUNTY OF fairfax

On this 3rd day of August, 2021, before me personally appeared Cynthia Snyder, 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 (or person's) free act and deed.

Angelina McCarthy Bryan

Notary Public

My Commission Expires: 3/31/2024

Angelina McCarthy Bryan
Commonwealth of Virginia
Notary Public
Commission No. 342936
My Commission Expires 3/31/2024

NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

WITNESS my hand this 30 day of July, 2021

Amber Nichole Pullen, Individually

STATE OF Tennessee

COUNTY OF Wilson

On this 30th day of July, 2021, before me personally appeared Amber Nichole Pullen, 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 (or person's) free act and deed.

Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COM.M. EXPIRES 11-20-2023

My Commission Expires: _____

WITNESS my hand this 2nd day of August, 2021

Adrian Lawrence Gardner
Adrian Lawrence Gardner, Individually

STATE OF Tennessee

COUNTY OF Wilson GD
GD 2nd August

On this ~~30th~~ day of ~~July,~~ 2021, before me personally appeared Adrien Lawrence Gardner, 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 (or person's) free act and deed.

Gail Dornan
Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

My Commission Expires: _____