Box 346

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day August 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William F Snyder	William F Snyder	089-00-0-047.00
(NAME)	(NAME)	Karen Johnson Davidson County
7590 River Road Pike	2610 Westwood Drive	Batch# 702823 DEEDWARR
(ADDRESS)	(ADDRESS)	08/23/2021 11:20:33 AM 2 pgs
Nashville, TN 37209	Nashville, TN 37204	Fees: $13.00 Taxes: $518.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20210823-0113511

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Kil Koo Kang and wife Kyung Ran Kang,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William F Snyder,** hereinafter called the GRANTEE(S), his/her/their 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. 3 on the Plan of C. B. Phillips' Division of record in Plat Book 5800, Page 372, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Lakeview Drive, said point being the common corner of Lots No.'s 3 and 4; Thence leaving said margin in a southwardly direction with the line between said lots, South 18 degrees 53 minutes 27 seconds East 100.00 feet to a point; Thence South 12 degrees 10 minutes 31 seconds East 263.14 feet to a point, said point being the common rear corners of said Lots No.'s 3 and 4 and in the northerly line of a tract marked "Reserve Parcel"; Thence in a eastwardly direction with said northerly line of the "Reserve Parcel" North 85 degrees 40 minutes 20 seconds East 94.23 feet to a point; Thence South 82 degrees 00 minutes 00 seconds East 167.31 feet to apoint in the westerly margin of River Road Pike; Thence in a northerly direction with said Pike North 08 degrees 00 minutes 00 seconds East 289.30 feet to a concrete monument at the beginning of a curve to the right having a radius 1457.62 feet and a central angle of 04 degrees 57 minutes 10 seconds a distance of 126.00 feet to a concrete monument at the beginning of a curve to the left having a radius of 19.41 feet and a central angle of 106 degrees 17 minutes 19 seconds a distance of 36.01 feet to a concrete monument in the southerly margin of Lakeview Drive; Thence in a westerly direction with said margin South 86 degrees 30 minutes 56 seconds West 87.51 feet to a concrete monument at the beginning of a curve to the left having a radius of 1143.62 feet and a central angle of 15 degrees 32 minutes 46 seconds a distance of 310.30 feet to the point of beginning and containing 3.05 acres, more orless.

Being the same property conveyed to Kil Koo Kang and wife, Kyung Ran Kang by Warranty Deed dated 03/20/2008 from Robert C. Cleland, a married person of record in Instrument 200803250030031, Register's Office for DavidsonCounty, Tennessee.

This conveyance subject to all matters as set forth per Plat Book 5800, Page 372, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 7590 River Road Pike, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his 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.

Effective the 20th day of August, 2021.

Kil Koo Kang

Kyung Ran Kang

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kil Koo Kang and Kyung Ran Kang, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2021.

Notary Public:
My Commission Expires: 7/19/22

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129