Name and Address of New Owner:
SN Tennessee, LLC
8390 E. Via de Ventura F-110, #303
Scottsdale, AZ 85258

Send Tax Bills To:
New Owner
SN Tennessee, LLC
8390 E. Via de Ventura F-110, #303
Scottsdale, AZ 85258

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 187-05-0A-055.00-CO

Karen Johnson Davidson County
Batch# 718319 DEEDWARR
09/16/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210916-0124787

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elsie Smucker and Gideon Smucker, trustees of the Elsie Smucker and Gideon Smucker living trust dated December 06, 2019, and any amendments thereto**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SN Tennessee, LLC, a Delaware limited liability company,** "the Grantee," the following described real estate in Williamson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Burkitt Springs, Phase 4A, of record as Instrument No. 20151203-0121974, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gideon E. Smucker and Elise B. Smucker, husband and wife, by Warranty Deed from Billy Clay Robison, of record in Instrument No. 20180525-0050301 Register's Office for Davidson County, Tennessee, dated May 23, 2018 and recorded on May 25, 2018. (Value of consideration shown in aforementioned deed $289,900.00.)

Being the same property conveyed to Elsie Smucker and Gideon Smucker, trustees of the Elsie Smucker and Gideon Smucker Living Trust dated December 6, 2019, and any amendments thereto, by Quitclaim Deed from Gideon E. Smucker and Elsie B. Smucker, husband and wife, of record in Instrument No. 20200309-0026398 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on March 09, 2020. (Value of consideration shown in aforementioned deed $10.00.)

Being also known as 770 Westcott Lane, Nolensville, Tennessee 37135.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of September, 2021.

(SEAL)
Gideon Eugene Smucker

(SEAL)
Elisie Beiler Smucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gideon Eugene Smucker and Elisie Beiler Smucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of September, 2021.

Notary Public
My commission expires: 5-5-2025

SARAH LYLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of September, 2021.

Notary Public
My commission expires: 11/5/24

JESSICA FRENKEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. ST-21-1826

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 9-14-2021.

Affiant
Date: September 15 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of September 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY