THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 733605 **DEEDWARR**
10/11/2021 11:28:03 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20211011-0136314

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00

Carolyne Brinson Hadden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyne Brinson Hadden	Same	MAP
4400 Belmont Park Terrace # 237		PARCEL 131-07-0B-237.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **James D. Snell, Jr. and wife, Catherine C. Snell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolyne Brinson Hadden, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, being Unit No. 237 on the Plan of Section Two Arden Place as of record in Plat Book 5210, page 218, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Catherine C. Snell, married by Warranty deed from R. Edward McDaniel, Jr and wife, JoAnn G. McDaniel of record in Instrument No. 20010703-0070477 Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded on July 03, 2001.

Being the same property conveyed to Catherine Louise Cheatham Snell and James Daniel Snell, Jr Co-Trustees of the James and Catherine Snell Revocable Trust established on January 18, 2008 by General Warranty deed from Catherine C. Snell of record in Instrument No. 20080128-0008291 Register's Office for Davidson County, Tennessee, dated January 18, 2008 and recorded on January 28, 2008.

Being the same property conveyed to James Daniel Snell Jr. and wife, Catherine C. Snell by Quitclaim deed from James Daniel Snell Jr and Catherine C. Snell, Co-Trustees of the James and Catherine Snell Revocable Trust of record in Instrument No. 20140214-0013130 Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 14, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4400 Belmont Park Terrace # 237, 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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand(s) this the 8th day of October, 2021.

James D. Snell, Jr.

James D. Snell, Jr.

Catherine C. Snell by James D. Snell, Jr., Attorney-in-Fact

Catherine C. Snell by James D. Snell, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James D. Snell, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of October, 2021.

My Commission expires Jan 8. 2024

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
R. L. MOORE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James D. Snell, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Catherine C. Snell**, as her Attorney in Fact, as the free act and deed of the within named **Catherine C. Snell**.

Witness my hand and official seal this the 8th day of October, 2021.

My Commission expires Jan 8. 2024

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
R. L. MOORE
DAVIDSON COUNTY, TENNESSEE