Karen Johnson Davidson County
Batch# 763597 DEEDWARR
12/01/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20211201-0158361

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $440,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 22nd day of November, 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Justin Roddick and Rachel Roddick	Justin Roddick	092-13-0-312.00
(NAME)	(NAME)	
305 37th Avenue North	1209 Ashwood Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37212	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James E. Snider, as to a sixty percent (40%) interest, Kevin B. Snider, as to a twenty percent (30%) interest, and Karli Carroll, as to a twenty percent (30%) interest, as tenants in common.**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Justin Roddick and Rachel Roddick, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 85 on the Plan of Shield's New West Nashville, as of record in Book 57, Page 77, Register's Office for Davidson County, Tennessee, and a strip lying between the east of said lot and the West margin of 37th Avenue, North, formerly Pilcher Avenue, as now located.

Said Lot and said Strip of land front 50 feet on the Westerly side of 37th Avenue, North, formerly Pilcher Avenue, as now located, and run back 153 feet, more or less, on the Northerly line and 156 feet, more or less, on the Southerly line, to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Elmer Snider and wife, Lurana Snider, by Warranty Deed from Herschel L. Smith and wife, Brenda L. Smith of record in Book 6684, Page 952, Register's Office for Davidson County, Tennessee, dated October 15, 1985 and recorded on October 17, 1985.

Being the same property conveyed to Elmer E. Snider and wife, Lurana A. Snider with a twenty percent (20%) interest, James E. Snider with a twenty percent (20%) interest, Lou Tillman with a twenty percent (20%) interest, Kevin B. Snider with a twenty percent (20%) interest, and Karli Carroll with a twenty percent (20%) interest, by Quitclaim Deed from Elmer Snider and wife, Lurana Snider of record in Instrument No. 20050323-0031439 Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on March 23, 2005.

Being the same property conveyed to Elmer E. Snider and wife, Lurana A. Snider, as to a twenty percent (20%) interest, by Quitclaim Deed from James E. Snider of record in Instrument No. 20050414-0041763 Register's Office for Davidson County, Tennessee, dated April 12, 2005 and recorded on April 14, 2005.

Said Lurana A. Snider became deceased, vesting Elmer E. Snider as surviving tenant. Said Elmer E. Snider became deceased on October 30, 2009 leaving Last Will and Testament filed for Probate in Docket No. 09P1897 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, James E. Snider is named devisee, as to a forty percent (40%) interest.

Being the same property conveyed to James E. Snider, as to a twenty percent (20%) interest, by Quitclaim Deed from Lou Angeline Tillman of record in Instrument No. 20120814-0072778 Register's Office for Davidson County, Tennessee, dated August 14, 2012 and recorded on August 14, 2012.

This property is __unimproved _X_improved property known as: 305 37th Avenue North, Nashville, TN 37209.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of November, 2021.

James E. Snider

Kevin B. Snider

Karli Lurana Carroll

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Snider and Kevin B. Snider, and Karli Lurana Carroll, the herein bargainor, 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.

Witness my hand and official seal, this the 22nd day of November, 2021.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11-22-21.

Date

Celia Stewart Rouse

Affiant Signature

11-22-21

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22 day of NOV, 2021.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

