(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 784434 **DEEDWARR**
01/04/2022 02:48:16 PM 6 pgs
Fees: $33.00 Taxes: $1,998.00

20220104-0001355

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

AMANDA T. BUCKNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 04-23-2025

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
Gregory Michael Galdino	NEW OWNER	077000088.00
(NAME)	(NAME)	
2320 Clare Park Dr.	2320 Clare Park Dr.	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Hillman George Snyder Jr., an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gregory Michael Galdino,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

see "Schedule A" attached

Subject To (1) Application for Greenbelt Assessments of Forest of record in Instrument 201210310099979, (2) Application for Greenbelt Assessments of Forest Land of record in Instrument 202001060001532, 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 ☐ 0 Cub Creek Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1522793
Warranty Deed TN

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/her/their 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/her/their 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 30th day of December, 2021.

Hillman George Snyder Jr.

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hillman George Snyder Jr.**, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of December, 2021.

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires May 21, 2025

Notary Public

My Commission Expires: 5-21-2025

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

"Schedule A"

Tract 1:

Being a Parcel of land in the 35th council district of Nashville, Davidson County, Tennessee, bounded on the North by the center of Cub Creek Road, bounded on the south by the center of Cub Creek and being more particularly described as follows:

Beginning at a point in the center of Cub Creek Road, said point being 389.26 feet from the Northwest corner of the parent tract and being the Northwest corner of the tract herein described;

Thence, with the center of Cub Creek Road, North 55 Degrees 16 Minutes 17 Seconds East 101.07 feet;

Thence, leaving said center on a common line with the Anton & Magdalena Marciuc Property as of record in Inst. No. 200712170144445-R.O.D.C., TN, South 34 Degrees 54 Minutes 21 Seconds East 475.57 feet to a point in the center of Cub Creek;

Thence, with the center of Cub Creek, South 26 Degrees 33 Minutes 34 Seconds West 4.81 feet;

Thence, South 39 Degrees 25 Minutes 22 Seconds West 43.95 feet;

Thence, South 58 Degrees 55 Minutes 11 Seconds West 45.62 feet;

Thence, leaving the center of Cub Creek, North 35 Degrees 57 Minutes 53 Seconds West 487.09 feet to the point of beginning.

Containing 46916 square feet or 1.08 acres, more or less.

Tract 2:

Being a parcel of land in the 35th council district of Nashville, Davidson County, Tennessee, bounded on the North by the center of Cub Creek and being more particularly described as follows:

Beginning at a point in the center of Cub Creek, said point being the southwest corner of the Anton & Magdalena Marciuc property as of record in Instrument No. 200712170144445-R.O.D.C., TN and being the northwest corner of the tract herein described;

Thence, with the Anton & Magdalena Marciuc Property as of record in Instrument No. 200712170144445-R.O.D.C., TN, The William M. Miller, et al property as of record in Deed Book 3763, Page 241-R.O.D.C., TN, The Monica Yvonne Anderson property as of record in Instrument No. 201108290066591-R.O.D.C., TN, and The Paul Hannah, et al property as of record in Deed Book 4287, Page 612-R.O.D.C., TN, and the center of Cub Creek the following calls:

Thence, North 26 Degrees 33 Minutes 34 Seconds East 224.09 feet

Thence, North 50 Degrees 59 Minutes 44 Seconds East 40.64 feet;

Thence, North 87 Degrees 19 Minutes 54 Seconds East 34.86 feet;

Thence, South 87 Degrees 58 Minutes 40 Seconds East 64.95 feet;

Thence, North 56 Degrees 16 Minutes 40 Seconds East 42.57 feet;

Thence, South 77 Degrees 27 Minutes 06 Seconds East 68.75 feet;

Thence, North 62 Degrees 22 Minutes 10 Seconds East 105.24 feet;

Thence, North 14 Degrees 46 Minutes 04 Seconds East 133.09 feet;

Thence, North 55 Degrees 56 Minutes 42 Seconds East 27.88 feet;

Thence, North 70 Degrees 31 Minutes 52 Seconds East 41.47 feet;

Thence, North 58 Degrees 56 Minutes 01 Seconds East 41.08 feet;

Thence, North 13 Degrees 58 Minutes 26 Seconds East 45.19 feet;

Thence, North 12 Degrees 55 Minutes 27 Seconds West 37.01 feet;

Thence, North 47 Degrees 38 Minutes 19 Seconds East 67.23 feet;

Thence, North 78 Degrees 42 Minutes 41 Seconds East 100.58 feet;

Thence, North 38 Degrees 40 Minutes 30 Seconds East 80.79 feet;

Thence, North 37 Degrees 04 Minutes 49 Seconds East 153.17 feet;

Thence, leaving Cub Creek, a common line with the Rod E. & Boone Bill Wilkins property as of record in Instrument No. 201612290136921-R.O.D.C., TN, South 82 Degrees 39 Minutes 40 Seconds East 357.67 feet;

Thence, South 76 Degrees 11 Minutes 02 Seconds East 160.16 feet;

Thence, South 28 Degrees 19 Minutes 02 Seconds East 261.19 feet;

Thence, South 14 Degrees 31 Minutes 48 Seconds West 460.75 feet;

Thence, South 11 Degrees 06 Minutes 32 Seconds East 92.73 feet;

Thence, South 19 Degrees 29 Minutes 42 Seconds East 128.35 feet;

Thence, South 19 Degrees 27 Minutes 54 Seconds East 30.70 feet;

Thence, South 31 Degrees 36 Minutes 16 Seconds East 233.64 feet;

Thence, with the Hans J. Vorbusch property as of record in Instrument No. 201204100030574-R.O.D.C., TN, South 13 Degrees 01 Minutes 35 Seconds East 97.02 feet;

Thence, South 01 Degrees 50 Minutes 29 Seconds East 150.38 feet;

Thence, South 04 Degrees 30 Minutes 39 Seconds East 106.61 feet;

Thence, South 18 Degrees 18 Minutes 46 Seconds West 72.70 feet;

Thence, South 63 Degrees 22 Minutes 08 Seconds West 264.09 feet;

Thence, South 70 Degrees 53 Minutes 51 Seconds West 100.00 feet;

Thence, South 77 Degrees 08 Minutes 51 Seconds West 120.00 feet;

Thence, South 82 Degrees 23 Minutes 51 Seconds West 176.59 feet;

Thence, a common line with the Sherry L. Edwards property as of record in Deed Book 7760, Page 45-R.O.D.C., TN, North 64 Degrees 14 Minutes 10 Seconds West 638.68 feet;

Thence, on a new line, North 25 Degrees 45 Minutes 50 Seconds East 617.02 feet;

Thence, North 31 Degrees 57 Minutes 00 Seconds West 158.63 feet;

Thence, North 55 Degrees 59 Minutes 41 Seconds West 332.63 feet;

Thence, South 52 Degrees 37 Minutes 20 Seconds West 398.40 feet;

Thence, North 35 Degrees 57 Minutes 53 Seconds West 67.77 feet to a point in the center of Cub Creek;

Thence, with said center of Cub Creek, North 58 Degrees 55 Minutes 11 Seconds East 45.62 feet;

Thence, North 39 Degrees 25 Minutes 22 Seconds East 43.95 feet;

Thence, North 26 Degrees 33 Minutes 34 Seconds East 4.81 feet to the point of beginning.

Containing 1,695,484 square feet or 38.92 acres, more or less.

Being part of the same property conveyed to Hillman George Snyder, Jr., and wife, Janie Snyder by Warranty Deed from Charles E. Lawson, Jr., and wife, Cindy B. Lawson, dated 09/29/1981 and recorded 10/02/1981, of record in Book 5802, Page 942, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hillman G. Snyder, Jr. and wife, Janie Snyder by Warranty Deed from Elisabeta G. Gheorghe and husband, Constantin I. Gheorghe, dated 07/18/2001 and recorded 07/23/2001, of record in Instrument 200107230077864, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hillman George Snyder, Jr., and wife Janie Snyder by Quitclaim Deed from Hillman George Snyder, Jr., and wife Janie Snyder, dated 06/13/2019 and recorded 06/25/2019, of record in Instrument 201906250061504, Register's Office for Davidson County, Tennessee.

The said Janie Snyder died on 05/19/2020, leaving the said Hillman George Snyder, Jr., the sole surviving tenant by the entirety.