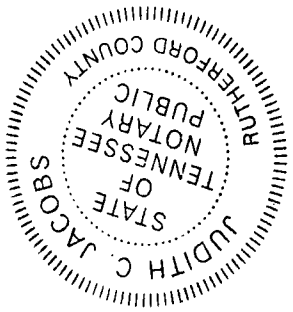
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John P. Schneider	Pinnacle Bank	060-04-0-041.00
(NAME)	(NAME)	
104 Yvonne Court	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 809765 **DEEDWARR**
02/23/2022 09:53:29 AM 3 pgs
Fees: $18.00 Taxes: $1,652.05

20220223-0020360

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frederick J. Schneider, Executor of the Jewel Emladine Miles Estate,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John P. Schneider and Brenda M. Schneider, joint tenants with Rights of Survivorship,** 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:

A tract of land in the 12th Civil District of Davidson County, Tennessee, being part of Tract No. 2 on the plan of the Real Estate of William Phillips, deceased, as of record in Plan Book 57, Page 21, said Register's Office, and being part of Tract No. 3 on the Map of a Subdivision of part of said Tract No. 2 for Tyree B. Harris, described according to a copy of a survey made by T. R. Sanford, Surveyor, June 23, 1956, as follows:

Beginning at a point in the westerly margin of Hillside Drive, the northeast corner of the W. H. Qualls' property and being the southeast corner of the property herein described; thence north 84 deg. west with a fence 215.5 feet to an iron pin; thence north 5 deg. east 148.6 feet to a point; thence south 81 deg. 57' east 212.7 feet, more or less, to a point in the westerly margin of said Drive; thence with the margin of the same, south 3 deg. 49' west 141 feet to the beginning.

Being the same property conveyed to James Wesley Miles and wife, Jewel Dean Miles from Helen Gertrude Cantrell Miles, unmarried by Warranty Deed on February 8, 1978, of record in Book 5252, Page 739, Register's Office for Davidson County, Tennessee. James Wesley Miles having since died on June 10, 1993. Jewel Dean Miles also having since died, testate, on October 20, 2020, the property being ordered to be sold, becoming a part of the Estate of Jewel Dean Miles aka Jewel Emladine Miles.

unimproved ☐

This is improved ☑ property, known as 3116 A & B Hillside Rd, Nashville, TN 37207
(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 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 my/our hands this 22nd day of February, 2022.

Frederick J Schneider EXECUTOR
Frederick J. Schneider, Executor of the Jewel Emladine Miles Estate

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Frederick J. Schneider, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executor of The Estate of Jewel Emladine Miles and that he as such Executor, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Executor.

WITNESS my hand and seal this 22nd day of February, 2022.

Notary Public Judy Jacobs
My Commission Expires: 9-14-23

File No.: 202201032

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY