Karen Johnson Davidson County
Batch# 832095 DEEDWARR
03/31/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220331-0037215

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00 Affiant Subscribed and sworn to before me, this the 23rd day of March, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Grace Martinez	New Owner(s)	147-06-0-145.00
4975 Edmondson Pike		
Nashville, TN 37211		

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **SLOANE M. SNYDER, AN UNMARRIED WOMAN AND DALE SNYDER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRACE MARTINEZ, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 684 on the Plan of Section Five, Caldwell Hall of record in Plat Book 3106, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 684 fronts 73.85 feet on the Northwesterly margin of Edmondson Pike, running back between lines measuring 375.3 feet on the Northeasterly side and 317.1 feet on the Southwesterly side to a broken line in the rear, on which it measures 126.0 feet.

Being the same property conveyed to Sloane M. Snyder, unmarried and Dale Snyder, unmarried, as joint tenants by Warranty deed from Tanner Rollins and Shelby Rollins, husband and wife of record in Instrument No. 20170531-0054199 Register's Office for Davidson County, Tennessee, dated May 26, 2017 and recorded on May 31, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4975 Edmondson Pike, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~23rd~~ 22nd day of March, 2022.

Sloane M. Snyder

Dale Snyder

STATE OF TEXAS
COUNTY OF Harris

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

Witness my hand and seal this 22nd day of March, 2022.

Notary Public

My Commission Expires: 12-02-2023

MARIJA BABIC
Notary Public, State of Texas
Comm. Expires 12-02-2023
Notary ID 130456184

Tennessee Certification of Electronic Document

I, Christine Sisson 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 3/22/22 (date of document).

Affiant Signature

3/24/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th of March, 2022.

CORTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024
(SEAL)

Notary's Signature
My Commission Expires: