THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4589-WE	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00. Tonthee Crawley Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2022. Theresa J. Wiggington Notary Public MY COMMISSION EXPIRES: 2-9-2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 854006 DEEDWARR
05/12/2022 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220512-0054440

THERESA J. WIGGINGTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Tanner	Fairway Independent Mortgage	
2120 Elm Hill Pike	4201 Marsh Lane	095-14-0-099.00
Nashville, TN 37210	Carrollton, TX 75007	
(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, **Ryan Snelson and Rose-Elyse Snelson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victoria Tanner**

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 Lot No. 12 on the plan of Elm Hill Acres, Section No. 1, as of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 80 feet, more or less, on the North side of Elm Hill Pike and runs back 231.3 feet, more or less on the East line and 234.95 feet, more or less on the West line to a dead line in the rear of which it measures 72 feet, more or less.

Included in the above described Lot 12, but excluded from this conveyance is the following strip or parcel of land conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 4414, page 222, Register's Office, Davidson County, Tennessee, described as follows:

Said part of Lot No. 12 fronts 80 feet, more or less, on the present North side of Elm Hill Pike and runs back 2.2 feet, more or less on the East line and 4.5 feet, more or less, on the West line to the new relocated North side of Elm Hill Pike on which it measures 80 feet, more or less thereon and contains 241 square feet, more or less.

Being the same property conveyed to Frank B. Clark and wife, Rosa Clark by Warranty Deed from Holiday Homes, Inc of record in Book 2591, Page 591, Register's Office for Davidson County, Tennessee, dated August 21, 1956 and recorded on August 24, 1956.

Being the same property conveyed to Jennifer Anderson by Quitclaim Deed from Jennifer Anderson, as Personal Representative of the Estate of Edward Ray Clark of record in Instrument No. 20191025-0109517 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 25, 2019.

Affidavit of Heirship recorded on October 03, 2013 in Instrument No. 20131003-0104016. The said Frank B. Clark having since died June 17, 1976 and Rosa Frances Clark having since died on July 8, 1995.

Being the same property conveyed to Jennifer Anderson by Quitclaim Deed from Shirley E. Baldwin and Donald E. Clark of record in Instrument No. 20191218-0130606 Register's Office for Davidson County, Tennessee, dated December 16, 2019 and recorded on December 18, 2019.

Being the same property conveyed to Ryan Snelson and Rose-Elyse Snelson, husband and wife by Warranty Deed from Jennifer Anderson, unmarried of record in Instrument No. 20201223-0152989 Register's Office for Davidson County, Tennessee, dated December 21, 2020 and recorded on December 23, 2020.

Power of Attorney of record in Instrument No. 202205120054439, in the Register's Office for Davidson County, Tennessee.

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 **2120 Elm Hill Pike, Nashville, TN 37210**

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 hands this the 3 day of May, 2022.

Ryan Snelson

Rose-Elyse Snelson By Attorney in fact
By: Ryan Snelson, 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 **Ryan Snelson** 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of May, 2022

My Commission expires: _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

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 Ryan Snelson, 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 Rose-Elyse Snelson, as her Attorney in Fact, as the free act and deed of the within named Rose-Elyse Snelson.

Witness my hand and official seal this the 3 day of May, 2022.

My Commission expires _____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Notary Public

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 May 3, 2022.

John M. Lee, Attorney

Date: May 3, 2022

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 3rd day of May 2022.

Notary Public

MY COMMISSION EXPIRES:
12-02-2023

J.S. BESS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY