Karen Johnson Davidson County
Batch# 854326 DEEDWARR
05/12/2022 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,078.66
20220512-0054865

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $561,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2022.

Notary Public
MY COMMISSION EXPIRES: 3-28-26
File No. 22-15931

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC LAURA ELIZABETH MATHIS

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer Snodgrass and Wayne Snodgrass (NAME)	New Owner (NAME)	141-5-A-152 CO
904 Fairdale Court (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Channon M. Welch, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Jennifer Sterling Snodgrass and Gregory Wayne Snodgrass, wife and husband,** 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. 152 on the Plan of Final Plat of Avondale, Phase 2, Section 2B of record in Plat at Instrument No. 20161103-0116517, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Channon M. Welch, unmarried by Deed dated November 7, 2019 from Brian M. Clifford and Michelle P. Clifford, husband and wife, recorded November 8, 2019, in Instrument Number 20191108-0115627, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 904 Fairdale Court, Nashville, TN 37221.

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. Whenever 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 hand(s) this 3rd day of May, 2022.

Channon M. Welch

STATE OF VA
COUNTY OF Hampton

On this 29th day of ~~May~~ April, 2022, before me personally appeared Channon M. Welch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of ~~May~~ April, 2022.

Kayla V. W. Holmes
Notary Signature
My commission expires: 6/30/2022

KAYLA VANESSA WHITE HOLMES
Notary Public
Commonwealth of Virginia
Registration No. 7600498
My Commission Expires Jun 30, 2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, **Doné Oglesby**, 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**.

Date

Affiant Signature

05/04/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **4th** day of **May**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY