THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $2,725,000.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2022. Notary Public My Commission Expires:

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 884138 DEEDWARR
07/05/2022 11:56:18 AM 2 pgs
Fees: $13.00 Taxes: $10,082.50

20220705-0077337

WARRANTY DEED

Address New Owner: FRANK THOMASSON IV & KELSEY THOMASSON 203 Hillwood Blvd Nashville, TN 37205	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 116-02-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODNEY E. SNOW IV AND RACHEL C. ROME, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FRANK THOMASSON IV AND KELSEY THOMASSON, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 2, on the Plan of Millwood Estates, Block D, of Blocks A, B, C, D & E, of record in Plat Book 1835, pages 59-60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rachel C. Rome and Rodney E. Snow IV, wife and husband by Warranty deed from Gary L. Collier and wife, Ann M. Collier of record in Instrument No. 20140403-0027801 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 03, 2014. (Value of consideration shown in aforementioned deed $925,000.00.)

This is improved property commonly known as: **203 Hillwood Blvd, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to

Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2022.

RODNEY E. SNOW IV

RACHEL C. ROME

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RODNEY E. SNOW IV AND RACHEL C. ROME**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of June 2022.

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 03/03/2025