PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 897474 DEEDWARR
08/02/2022 02:30:19 PM 2 pgs
Fees: $13.00 Taxes: $4,773.00
20220802-0088042

Ivey Title, LLC Ref: (DM) Title No.: 62739
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
The Snow Trust dated June 16, 2006 as amended and restated on February 22, 2019 6120 Stonehaven Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 15807003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,290,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua Miller and Paige Ryan, now known as Paige Ryan Miller**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert L. Snow and Carolyne T. Snow, Trustees of The Snow Trust dated June 16, 2006 as amended and restated on February 22, 2019,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 604 on the Plan of Hillsboro Park, Section 13, of record in Book 4175, page 19, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Joshua Miller, unmarried, and Paige Ryan, unmarried, as joint tenants with right of survivorship, by Warranty Deed from John M. Wyatt, married dated May 31, 2019 and recorded on June 3, 2019, of record in Inst. No. 20190603-0052666, Register's Office for Davidson County, Tennessee. The said Paige Ryan is now known as Paige Ryan Miller.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 4175, page 19, said Register's Office.

This is improved property, known as 6120 Stonehaven Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of July, 2022.

Joshua Miller

Joshua Miller

Paige Ryan Miller

Paige Ryan Miller

State of Tennessee

County of Davidson

On this 28th day of July, 2022, before me the undersigned authority, personally appeared Joshua Miller and Paige Ryan Miller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/24

Notary

My Commission Expires: 07/09/24

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,290,000.00.

Affiant

Sworn and subscribed before me this 1st day of August, 2022.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022