THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741955** Karen Johnson Davidson County Batch# 904223 **DEEDWARR** 08/16/2022 02:32:30 PM 2 pgs Fees: $13.00 Taxes: $7,548.00 20220816-0092938	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,040,000.00. Margaret Smith Affiant Subscribed and sworn to before me, this 15th day of August, 2022. Debbie Mann Notary Public My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner: John Andrew Snyder and Elizabeth Belk Snyder 3705 Trimble Road Nashville TN 37215	Send Tax Bills To: Pinnacle Bank 150 3rd Ave S Suite 1000 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 130 08 0 125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Merritt Beaver 2020 Investment Services Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Andrew Snyder and Elizabeth Belk Snyder, husband and wife**, ("Grantees"), its 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 the Easterly 123 feet of the Westerly 170 feet of Lot No. 11 on the Plan of the unrecorded portion of Westhaven, described partly according to a survey made by Z. J. Wilkinson, Surveyor, January 29, 1938, as follows:

Beginning on the Southerly margin of Trimble Road at the Northwest corner of the property conveyed to James Arthur Cogswell and wife by deed from A.B. Cotton and wife, of record in Book 3311, Page 199, in the Register's Office for said County; thence with said Cogswell's Western boundary line, Southerly 326.5 feet, more or less, to a point in the line between Lot Nos. 11 and 17; thence with the line between said two lots, Westerly 123 feet; thence Northerly 335 feet, more or less, to the Southerly margin of Trimble Road; thence with the same, Easterly 123 feet to the beginning.

Being the same property conveyed to Merritt Beaver 2020 Investment Services Trust, a trust created under the laws of the State of Tennessee, by Quit Claim Deed from John Mayo and wife, Ellen Mayo, of record in Instrument No. 20210317-0035570, in the Register's Office of Davidson County, Tennessee, dated December 09, 2020 and recorded on March 17, 2021.

Being the same property conveyed to Merritt Beaver 2020 Investment Services Trust, a trust created under the laws of the State of Tennessee, by Deed in Lieu of Foreclosure from John Mayo and wife, Ellen Mayo, of record in Instrument No. 20210316-0034421, in the Register's Office of Davidson County, Tennessee, dated December 09, 2020 and recorded on March 16, 2021.

Being the same property conveyed to John P. Mayo and wife, Ellen P. Mayo, by Warranty Deed from T. I. Pitts and wife, Nancy Lee Pitts, of record in Instrument No. 20011126-0128704, in the Register's Office of Davidson County, Tennessee, dated November 21, 2001 and recorded on November 26, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and

restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1129, Page 121.

Easement recorded in Book 1639, Page 71.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4319, Page 963.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3705 Trimble Road Nashville TN 37215

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 15th day of August, 2022.

Merritt Beaver 2020 Investment Services Trust

By: _____ Trustee
C. Tucker Herndon, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Tucker Herndon, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Merritt Beaver 2020 Investment Services Trust, dated May 29, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of August, 2022.

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

_____
Notary Public