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# 945855 DEEDWARR
11/30/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20221130-0125296

Ivey Title, LLC Ref: (DM) Title No.: 62905
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Molly Suzanne Mason Andrew David Gleichert 141 Alton Rd. Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13009003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Andrew Snyder and Elizabeth B. Snyder, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Molly Suzanne Mason and Andrew David Gleichert, wife and husband,** 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. 17 of Block "B" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Blocks A, B, C & D of record in book 1130, page 62, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to John Andrew Snyder and Elizabeth B Snyder, husband and wife, by Warranty Deed from Marvin Porter Meadors IV and Graham Barton Meadors, husband and wife, dated April 6, 2020 and recorded on April 8, 2020, of record in Inst. No. 20200408-0037227, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 62, said Register's Office, which Plan shows a 50, foot minimum building setback line from Alton Road, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 141 Alton Road, Nashville, TN 37205

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 18th day of November, 2022.

John Andrew Snyder

Elizabeth B. Snyder

State of Tennessee

County of Davidson

On this 18th day of November, 2022, before me the undersigned authority, personally appeared John Andrew Snyder and Elizabeth B. Snyder, 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.

My Commission Expires: _____ Notary

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

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: $1,225,000.00.

Affiant

Sworn and subscribed before me this 21st day of November, 2022.

Notary

My Commission Expires: _____

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **November 18, 2022**.

Affiant Signature

November 18, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

18th day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

