This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 957049 DEEDWARR
01/03/2023 10:35:57 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20230103-0000162

| Name and Address of New Owner: | Send Tax Bills to: | Property Identification |
|---|---|---|
| Benjamin S. McCreary<br>429 Greenway Glen Way<br>Nashville, TN 37209 | -same- | 114-00 0 066.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SUSAN K. SNOW, an unmarried person (the "Grantor") has this day bargained and sold, and do hereby convey, quitclaim and transfer to BENJAMIN S. McCREARY (the "Grantee"), his heirs, successors and assigns forever, certain real estate situated in Davidson County, Tennessee, described more fully as follows:

ALL THAT real estate described in Exhibit A attached hereto, which is hereby incorporated herein the same as though set forth herein verbatim

BEING THE same property conveyed to the Grantor by deed of record as Instrument No. 20181130-0116775, Register's Office for Davidson County, Tennessee.

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, his heirs, assigns and successors forever, and the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as herein set out; and the Grantor does further covenant and bind herself, her heirs, assigns and successors, to warrant and forever defend the title to the said land to the said Grantee, his heirs, assigns and successors, against the lawful claims of all persons.

WHEREVER 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, the undersigned Grantor has made this instrument, on this the 1st day of January, 2023.

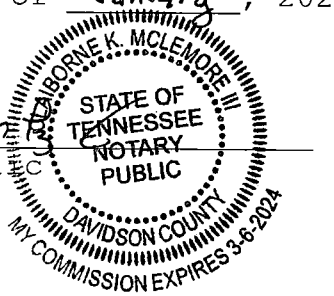
Susan K Snow

SUSAN K. SNOW

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

PERSONALLY appeared before me, CLAIBORNE K. McLEMORE III Notary Public of this county, Susan K. Snow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of January, 2023.




Notary Public

My commission expires: 3-6-2024

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $1,000,000.00.

Affiant

Sworn to and subscribed before me, this the 1st day of January, 2023.

NOTARY PUBLIC

My commission expires:

CLAIBORNE K. MCLEMORE III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2024

EXHIBIT A

A TRACT of land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being the tract of land marked "Wm. Connelly 50 acres" and the northwest corner of the Dower Tract set aside to Mrs. Ellen Connell, on the plan of the lands of Patrick Connelly, deceased, as of record in Minute Book 16, Page 463, County Court for said County, and described acccording to said plan and a survey made August 19, 1937, by Blanchard and Parrish, Surveyors, as follows:

BEGINNING AT a beech, the southeast corner of said 50 acre tract in the western line of said Dower Tract, and running thence westerly 20621 feet to a beech, the southwest corner of said 50 acres; thence north 1056 feet to a dogwood and hickory, the northwest corner of said tract; thence easterly 2062 ½ feet to a hickory, the northeast corner of said tract; thence southerly 957 feet to a stake and hackberry, the northwest corner of said Dower Tract, 714 feet to the center of the New Charlotte Road, 42 feet from the west end of the bridge over Overall Creek; thence with the center of said road, south 46 degrees 30' west 413 feet, south 55 degrees 45' west 300 feet and south 62 degrees 30' west 300 feet to a point in the western boundary line of said Dower Tract; thence north 1 degree 15' east with said line 594 feet to the beginning, containing 55.436 acres, more or less.

THIS PROPERTY is subject to: (i) current year's property taxes, a lien but not yet due and payable, and (ii) zoning and municipal ordinances generally.

THIS IS improved property known generally as 7616 Charlotte Pike, Nashville, Tennessee 37209.