Karen Johnson Davidson County
Batch# 997723 DEEDWARR
04/28/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20230428-0031630

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00. Affiant Subscribed and sworn to before me, this the 21st day of April, 2023. Notary Public My commission expires: 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William F. Snyder	NEW OWNER	101-00-0-197.00
2610 WESTWOOD DR		
NASHVILLE, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUE CUNNINGHAM MILLER, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM F. SNYDER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land as shown on Property Map 101, Assessor's Office, lying South of River Road in Davidson County, Nashville, Tennessee, and being Tract Five of the William Sullivan Division. Bounded in general by River Road on the North; William T. Hows, Sr. and Marion Holt Wilmoth on the East, Luther E. Cullum on the South, and William Sullivan Tract Four on the West, being more particularly described as follows:

BEGINNING at an iron pin set on the South margin of River Road (30' from the center) being located N 72° 55' 00" E 1711.85' from the Northeast corner of Jackie Diane Hamm (Ref Instrument Number 20000131, Page 9516, R.O.D.C.), thence leaving Tract Four of the William Sullivan Division and with the South margin of River Road with a curve to the right having the following characteristics:

Delta = 02°59' 11"; Radius = 1265.83'; Arc = 65.98'; Tangent = 33.00'; Chord = N 81° 16' 16" E 65.97' to an iron pin set; thence N 82° 45' 52" E 167.14 to an iron pin set; thence with a curve to the right having the following characteristics:

Delta = 01° 43' 27"; Radius = 5453.12'; Arc = 164.09'; Tangent = 82.05'; Chord = N 83° 37' 35" E 164.09' to an iron pin set, the northwest corner of William T. Hows, Sr (Ref Deed Book 6977, Page 133 R.O.D.C.); thence leaving River Road and with Hows' West line S 05° 43' 06" W 573.26' to an existing iron pin, the Northwest corner of Marion Holt Wilmoth; thence leaving Hows' and with Wilmoth's West line S 05° 43' 06" W 252.99' to an existing iron pin, in Luther E. Cullum's North line (Ref Deed Book 3405, Page 361 R.O.D.C.); thence leaving Wilmoth and with Cullum's North fence line N 52° 04' 59" W 52.52' to a tree in the fence; thence N 80° 07' 32" W 78.93' to an iron pin set; thence N 68° 46' 02" W 74.52' to an iron pin set, the Southeast corner of Tract Four of the William

Sullivan Division; thence leaving Cullum and with the East line of Tract Four N 09° 58' 27" W 710.81' to the point of BEGINNING, containing 5.08 acres, more or less, and being a portion of William F. Sullivan Property as recorded in Deed Book 6664, Page 756 and Deed Book 10681, Page 189, Register's Office, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee, 37062 and dated September 27, 2002.

Being the same property conveyed to Sue Cunningham Miller, unmarried by Warranty Deed from James O. Dotson, Jr. and Henryetta H. Dotson, Married, as tenants by the entirety of record in Instrument No. 20150505-0040882 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on May 05, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7110 River Road Pike, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2023.

Sue Cunningham Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sue Cunningham Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2023.

~~Notary~~ Public

My Commission Expires: 7-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 28, 2023 (date of document).

Affiant Signature

April 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023