Karen Johnson Davidson County
Batch# 1002428 DEEDWARR
05/11/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,495.73
20230511-0035343

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm.Exp. 05/05/2027
COUNTY OF DAVIDSON

W-RC-23-315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William F. Burgess and Tinnie R. Burgess	**NEW OWNER**	
(NAME)	(NAME)	
2631 Mashburn Rd		**119-04-0-140.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID W. GARRETT, TRUSTEE OF THE RAYMOND CHRISTOPHER SNODDY TESTAMENTARY TRUST AND DAVID W. GARRETT, AS DEVISEE AND DAVID W. GARRETT, EXECUTOR THE ESTATE OF RAYMOND CHRISTOPHER SNODDY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM F. BURGESS AND TINNIE R. BURGESS, HUSBAND AND WIFE AND TAMMY R. BURNS AND JAMES NICHOLS BURNS AND DEVON BURNS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee:

Lot 158, Map of Glencliff Estates, Section III, as shown on plat of record in Plat Book 1421, Page 1, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 158 fronts 100 feet on the northerly side of Bowwood Drive, and runs back between lines, 317.3 feet on the westerly line and 326.1 feet on the easterly line, to a deed line in the rear, measuring 81.2 feet thereon.

Being the same property conveyed to Chris Snoddy by Quitclaim Deed from R. Christopher Snoddy, as Successor Trustee of the Farris D. Snoddy Revocable Trust Agreement of record in Instrument No. 20101004-0078834 Register's Office for Davidson County, Tennessee, dated September 16, 2010 and recorded on October 04, 2010.

Said Chris Snoddy, also being known as Raymond Christopher Snoddy, having died on January 20, 2023, leaving Last Will and Testament filed for Probate in Docket No. 23P205, Circuit Court of Davidson County, Tennessee. Said Last Will and Testament naming David W. Garrett and the Chris Snoddy Trust as beneficiaries. David W. Garrett was appointed as Executor of the Estate of Raymond Christopher Snoddy by Letters Testamentary entered February 15, 2023. .

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 1, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 Bowwood Drive, Nashville, Tennessee 37217**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 10th DAY OF MAY, 2023.

The Raymond Christopher Snoddy Testamentary Trust

BY: _____
David W. Garrett
Trustee

_____
David W. Garrett

The Estate of Raymond Christopher Snoddy

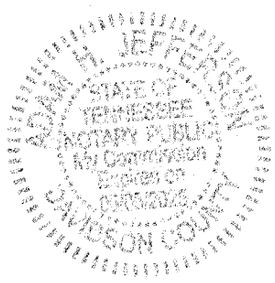
BY: _____
David W. Garrett
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. GARRETT, TRUSTEE of THE RAYMOND CHRISTOPHER SNODDY TESTAMENTARY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of May, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

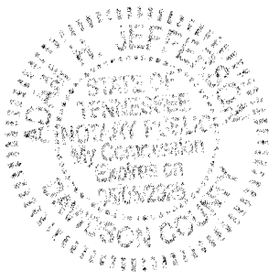


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of May, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

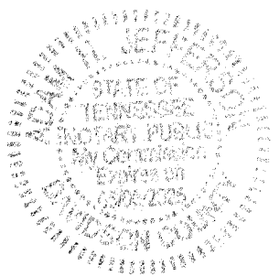


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID W. GARRETT, EXECUTOR of the THE ESTATE OF RAYMOND CHRISTOPHER SNODDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of May, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 5/10/23 (date of document).

Affiant Signature

Date 5/11/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025