Karen Johnson Davidson County
Batch# 1008490 DEEDWARR
05/26/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20230526-0040075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander Upton and Alexandria Upton	Same	Map: 05307002200
(NAME) 1713 Overton Street	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($239,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GEORGE SNODGRASS AND WIFE, DEBRA SNODGRASS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALEXANDER UPTON AND ALEXANDRIA UPTON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Beginning with an iron pin at the southwest corner of Lot No. 28, Section "E", Village of Old Hickory, and running thence the following courses and distances: (1) North 0 degrees 47 minutes East 69.0 feet to an iron pin, thence (2) South 88 degrees 59 minutes East 50.7 feet to an iron pin; thence (3) North 0 degree 47 minutes East 19.0 feet to an iron pin; thence (4) South 88 degrees 59 minutes East 99.7 feet to an iron pin; thence (5) South 0 degrees 56 minutes West 88.0 feet to an iron pin; thence (6) North 88 degrees 59 minutes West 150.01 feet to an iron pin and the point of beginning.

Tract 2: Beginning with an iron pin at the Norhwest corner of Lot No. 28, Section "E", Village of Old Hickory and running thence the following courses and distances: (1) South 88 degrees 59 minutes East 50.7 feet to an iron pin; thence (2) South 0 degrees 47 minutes West 19.0 feet to an iron pin; thence (3) North 88 degrees 59 minutes West 50.7 feet to an iron pin; thence (4) North 0 degrees 47 minutes East 19.0 feet to an iron pin and the point of beginning.

Being the same property conveyed to George Snodgrass and wife, Debra Snodgrass, by deed from Neil David Jackson, married, of record in Instrument No. 20140528-0045645, dated May 27, 2014, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2031, Page 315, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 1713 Overton Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 24th day of May, 2023.

George Snodgrass

Debra Snodgrass

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Snodgrass and Debra Snodgrass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of May, 2023.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 24, 2023.

J. Carlton Drumwright

May 24, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 24, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY