Karen Johnson Davidson County
Batch# 1015053 DEEDWARR
06/14/2023 02 56 33 PM 2 pgs
Fees $13 00 Taxes $2,664 00
20230614-0045458

G#36703-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$720,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2023

Notary Public

My commission expires

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-Kid-23-1607

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
David Xiao and Shelby V. Nelson	Same as new owners	**081 08 0 194 00**
1807 7th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Ralph Snyder and Yvonne Aiken Snyder, as Trustees (Co-Trustees) of The Bill and Yvonne Snyder Living Trust U/A/D October 20, 2017

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

David Xiao, a single man, and Shelby V. Nelson, a single woman, as joint tenants with full rights of survivorship

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

LAND in Davidson County, Tennessee, being the northerly 40 feet of Lot No. 414 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 414 fronts 40 feet on the westerly side of Seventh Avenue North, formerly Vine Street, and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to William R. Snyder and Yvonne A. Snyder, husband and wife, by Warranty Deed dated November 3rd, 2016, from Daron M. Flory and wife, Sarah E. Wilcox nka Sarah Wilcox Flory, of record in Instrument No. 20161114-0119634, Register's Office for Davidson County, Tennessee. Said property was conveyed to The Bill and Yvonne Snyder Living Trust, William Ralph Snyder and Yvonne Aiken Snyder, Trustees, by Quitclaim Deed dated October 20, 2017, from William R. Snyder and Yvonne A. Snyder, husband and wife, of record in Instrument No. 20171024-0108931 and further conveyed to William R. Snyder and Yvonne Aiken Snyder, husband and wife, by Quitclaim Deed dated September 25, 2019, from William Ralph Snyder and Yvonne Aiken Snyder, Trustees of The Bill and Yvonne Snyder Living Trust, of record in Instrument No. 20191007-0102279 and further conveyed to William Ralph Snyder and Yvonne Aiken Snyder as Trustees of The Bill and Yvonne Snyder Living Trust, by Quitclaim Deed dated October 1, 2019, from William R. Snyder and Yvonne Aiken Snyder, of record in Instrument No. 20200127-0009736, all in the Register's Office for Davidson County, Tennessee.

WILLIAM Ralph Snyder being one and the same person as William R. Snyder and Bill Snyder.

YVONNE Aiken Snyder being one and the same person as Yvonne A. Snyder and Yvonne Snyder.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as. **1807 7th Avenue North, Nashville, TN 37208**.

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 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 my/our hand(s) this **1st** day of **June, 2023.**

William Ralph Snyder, as Co-Trustee of The Bill and Yvonne Snyder Living Trust U/A/D October 20, 2017

Yvonne Aiken Snyder, as Co-Trustee of The Bill and Yvonne Snyder Living Trust U/A/D October 20, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Ralph Snyder and Yvonne Aiken Snyder, as Co-Trustees of The Bill and Yvonne Snyder Living Trust U/A/D October 20, 2017,** the within named sellers, 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 at Nashville, Tennessee, this **1st** day of **June, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON