This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1033469 DEEDWARR
08/02/2023 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230802-0059605

STATE OF ~~TENNESSEE~~ Florida NS
COUNTY OF Hillsborough

Actual consideration or value, whichever is greater, is $625,000.00.

Affiant by means of physical presence NS

Subscribed and sworn before me this the 27th day of July, 2023. NS ~~28th~~

Notary Public
My commission expires: 12/26/2025

NANCY SINGLETON
Notary Public, State of Florida
My Comm. Expires Dec. 26, 2025
No. HH 186356

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bryant Stewart Trust 409 Menees Lane Madison, TN 37115	Bryant Stewart Trust 1428 Electric Ave Nashville, TN 37206	063-00-0 191.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE RETTA L. SNIDER REVOCABLE LIVING TRUST DATED APRIL 3, 2008, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRYANT STEWART TRUST, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-subdivision of Kenneth Snider Lots of record in Instrument No. 20010120-0008515 in the Register's Office of Davidson County, Tennessee, which record thereof is made a part of this description by reference.

SUBJECT TO a perpetual non-exclusive easement for ingress and egress purposes from Menees Lane to Lot No. 1 over the existing driveway on Lot No. 2. Maintenance of the driveway shall be shared equally by the owners of Lot Nos. 1 and 2.

Being the same property conveyed to Retta L. Snider as Trustee of the Retta L. Snider Revocable Living Trust dated 04/03/2008, by deed dated 08/03/2008, from Cedar Lane Estates, of record in Instrument No. 20080404-0034286, Register's Office for said County.

(Value or consideration shown in aforementioned deed $0.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 409 Menees Lane, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 27th day of July, 2023.

The Retta L. Snider Revocable Living Trust dated April 3, 2008

BY: Sondra Esther Shields, Trustee
Sondra Esther Shields, Trustee

STATE OF Florida

COUNTY OF Hillsborough

by means of physical presence

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, The Retta L. Snider Revocable Living Trust dated April 3, 2008, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2023.

My commission expires: 12/26/2025

Nancy Singleton
Notary Public

NANCY SINGLETON
Notary Public, State of Florida
My Comm. Expires Dec. 26, 2025
No. HH 186356

202308020059605

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7-27-23.

Affiant Signature

8-2-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY