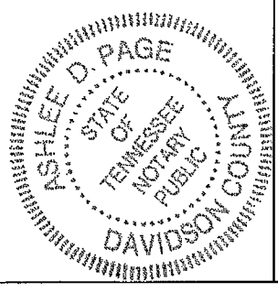
Karen Johnson Davidson County
Batch# 1052292 DEEDWARR
09/20/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20230920-0074014

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark Hills, Jr., Trustee of the Global Trust Depository Living Trust, dated July 19, 1988, a California Private Trust Signatory	Clark Hills, Jr., Trustee of the Global Trust Depository Living Trust, dated July 19, 1988, a California Private Trust Signatory	
(NAME) 5000 BIRCH STREET #3000	(NAME) 5000 BIRCH ST. #3000	042160A00500CO
(ADDRESS) NEWPORT BEACH, CA 92660	(ADDRESS) NEWPORT BEACH, CA 92660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Katie Lindsey, Trustee of the Frederick Snead Family Trust dated June 26, 2019** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clark Hills, Jr., Trustee of the Global Trust Depository Living Trust, dated July 19, 1988, a California Private Trust Signatory** , HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 5, on the final plat of Hickory Chase of record in Plat Book 7900, Page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to The Fred Snead Family Trust, Katie Lindsley, Trustee, by virtue of that certain Quit Claim Deed dated May 9, 2019, and being of record at Instrument No. 20190509-0043604 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Frederick Snead, unmarried by virtue of Special Warranty Deed dated July 21, 2011 at Instrument No. 20110728-0057904 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 409 Hickory Chase Dr. Madison, TN 37115
(House Number) (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 my hand this 18th day of September, 2023.

The Frederick Snead Family Trust dated June 26, 2019

Katie Lindsey Trustee

By: Katie Lindsey, Trustee

STATE OF ILLINOIS
COUNTY OF Cook

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Katie Lindsey, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the Frederick Snead Family Trust dated June 26, 2019, and is authorized by the Frederick Snead Family Trust dated June 26, 2019, to execute this instrument on behalf of the Frederick Snead Family Trust dated June 26, 2019.

WITNESS my hand and official seal at office this 18TH day of September, 2023.

Notary Public

My Commission Expires: 8.17.2026

"OFFICIAL SEAL"
Lenora C Dennis
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 880754
My Commission Expires 08/17/2026

Certificate of Authenticity

I, Holly A. Mason, 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 September 19. 2023.

Affiant Signature

9/19/23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of September 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026