

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $275,000.00 (Two Hundred Seventy Five Thousand).

Michelle Kendig
AFFIANT

Subscribed to and sworn before me this 20th day of December, 2023.

Brad Krivensky
NOTARY PUBLIC MY COMMISSION EXPIRES: 10/27/25 (NOTARY SEAL)

Karen Johnson Davidson County
Batch# 1084953 DEEDWARR
12/21/2023 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20231221-0098613

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Patrick Napier and Kevin Napier 1224 Briarville Road Madison, TN 37115	Patrick Napier 710 Freda Villa Madison, TN 37115	05100004300

WARRANTY DEED

FOR AND IN 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, I/WE, **SN DEVELOPMENT, LLC, a Tennessee limited liability company AND MICHAEL SIMON GEORGE, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PATRICK NAPIER, A MARRIED MAN AND KEVIN NAPIER, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTEE(S)**, 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 a part of a 9 acres tract in the original 11th Civil District of Davidson County, Tennessee, described according to a survey made by Harvey Gee, surveyor, dated March 20, 1962, as follows:

BEGINNING at a point in the west margin of Briarville Road at the southeast corner of a graveyard, said point being 154 feet more or less south from the south margin of a Lane; thence along the south line of said graveyard, South 88° 40' West 316 316 feet to a point; thence south 0° 15 feet west 60 feet; to a point; thence North 88 deg. 40 feet 316 feet more or less to the west margin of Briarville Road; thence with the margin of the same, North 0° 30' East 60 feet to the point of beginning.

Being the same property conveyed to SN Developments, LLC, a Tennessee limited liability company, and Michael Simon George by deed from SN Developments, LLC, a Tennessee limited liability company, of record in Instrument No. 20190619-0058823, dated May 30, 2019 and recorded June 19, 2019, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1224 BRIARVILLE ROAD** **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 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. Whenever 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, this 20th day of December, 2023

SN Development, LLC

By: Graham Nichols, Authorized Signor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of December, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Graham Nichols** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged to me that he is one of the members of SN Development, LLC, a member-managed Tennessee limited liability company, and that he, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said SN Development, LLC, by signing his name as such member.

Witness my hand and official seal on this the 20th day of December, 2023.

Notary Public

Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

WITNESS, this 19th day of December, 2023

Michael Simon George

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this 19th day of December, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael Simon George** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of December, 2023.

Notary Public

Commission Expires: 3/22/2027

BLAIR CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

LTSR Number

GTE File: 2023326995

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 12/20/2023 (date of document).

Michelle W. Kendig
Affiant Signature

12/20/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of December, 2023.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

