Karen Johnson Davidson County
Batch# 1114924 DEEDWARR
03/25/2024 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20240325-0020608

Warranty Deed

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,325,000.00 Affiant Subscribed and sworn to before me, this the 25th day of March, 2024. Notary Public My commission expires: 5/9/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bryce Hendry Ashlee Hendry	New Owner(s)	083-09-0-294.00
1401 Ordway Place		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHAD MICHAEL SNAVELY AND KASEY CHERI SNAVELY AS TRUSTEES OF THE SNAVELY REVOCABLE LIVING TRUST, DATED DECEMBER 3, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYCE HENDRY AND ASHLEE HENDRY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1, Block A on the Plan of A Subdivision of The Hollins Home Place of record in Plat Book 843, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chad Michael Snavely and Kasey Snavely, husband and wife by Warranty Deed from David Duane Hutchison and Julieanne Hutchison, husband and wife of record in Instrument No. 20211027-0144399 Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 27, 2021.

Being the same property conveyed to Chad Michael Snavely and Kasey Cheri Snavely, Trustees of the Snavely Revocable Living Trust, dated December 3, 2020, as tenants by the entireties by Warranty Deed from Chad Michael Snavely and Kasey Snavely, who is one and the same as Kasey Cheri Snavely, husband and wife of record in Instrument No. 20230221-0012315 Register's Office for Davidson County, Tennessee, dated February 21, 2023 and recorded on February 21, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1401 Ordway Place, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of March, 2024.

Snavely Revocable Living Trust dated December 3, 2020

By: _____ TRUSTEE
Chad Michael Snavely, Trustee

By: _____ Trustee
Kasey Cheri Snavely, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chad Michael Snavely and Kasey Cheri Snavely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees of Snavely Revocable Living Trust dated December 3, 2020, a Tennessee Trust, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 25th day of March, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3·3·25

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 March 25, 2024.

Signature
Date: March 25, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 25th day of March, 2024 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025