Karen Johnson Davidson County
Batch# 1120713 DEEDWARR
04/09/2024 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,248.75
20240409-0025079

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $337,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of April, 2024.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 29, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
PIF Holdings, LLC	SAME AS NEW OWNER	150 09 0 015.00
(NAME)	(NAME)	
786 Elysian Fields Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Karen Adams Snyder, a married woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **PIF Holdings, LLC , a Tennessee limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

,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. 136 on the Plan of Forest View Park, Section I, of record in Plat Book 3700, Page 109, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Clifford A. Adams and wife, Laverne F. Adams by Deed from Ted A. Swanson and Mary Kay Specht and George H. Swanson of record as Book 8373 Page 798 in the Register's Office for Davidson County, Tennessee, dated June 11, 1991 and recorded on June 13, 1991.

Further being same property conveyed to Karen Adams Snyder by Order Establishing Muniment of Title from Judge Andra Hedrick, Seventh Circuit Court for Davidson County, Tennessee on behalf of the Estate of Laverne F. Adams, Case No. 23P332. of record as Instrument No. 20230428-0031273, in the Register's Office for Davidson County, Tennessee, dated April 5, 2023 and recorded on April 28, 2023.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 2961 Kinwood Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of April, 2024.

Karen Adams Snyder

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Adams Snyder, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of April, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4/5/24.

Date

Celia Stewart-Rouse

Affiant Signature

4/5/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of April, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

