Karen Johnson Davidson County
Batch# 1193037 DEEDWARR
10/11/2024 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241011-0079151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/25/25
(AFFIX SEAL)

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

G-TWG-24-7090

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Pennings and Jessica Goergen	The New Owner	
(NAME)	(NAME)	**101-00-0-197.00**
7090 River Road Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM F. SNYDER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW PENNINGS AND JESSICA GOERGEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land lying South of River Road in Davidson County, Nashville, Tennessee, and being Tract Five of the William Sullivan Division. Bounded in general by River Road on the North; William T. Hows, Sr. and Marion Holt Wilmoth on the East, Luther E. Cullum on the South, and William Sullivan Tract Four on the West, being more particularly described as follows:

Beginning at an iron pin set on the South margin of River Road (30' from the center) being located North 72 degrees 55 minutes 00 seconds East 1711.85' from the Northeast corner of Jackie Diane Hamm (Ref Instrument Number 20000131, Page 9516, R.O.D.C.), thence leaving Tract Four of the William Sullivan Division and with the South margin of River Road with a curve to the right having the following characteristics:

Delta = 02 degrees59' 11"; Radius = 1265.83'; Arc = 65.98'; Tangent = 33.00'; Chord = North 81 degrees 16 minutes 16 seconds East 65.97' to an iron pin set; thence North 82 degrees 45 minutes 52 seconds East 167.14 to an iron pin set; thence with a curve to the right having the following characteristics:

Delta = 01 degrees 43 minutes 27 seconds; Radius = 5453.12'; Arc = 164.09'; Tangent = 82.05'; Chord = North 83 degrees 37 minutes 35 seconds East 164.09' to an iron pin set, the northwest corner of William T. Hows, Sr (Ref Deed Book 6977, Page 133 R.O.D.C.); thence leaving River Road and with Hows' West line South 05 degrees 43 minutes 06 seconds West 573.26' to an existing iron pin, the Northwest corner of Marion Holt Wilmoth; thence leaving Hows' and with Wilmoth's West line South 05 degrees 43 minutes 06 seconds West 252.99' to an existing iron pin, in Luther E. Cullum's North line (Ref Deed Book 3405, Page 361 R.O.D.C.); thence leaving Wilmoth and with Cullum's North fence line North 52 degrees 04 minutes 59 seconds West 52.52' to a tree in the fence; thence North 80 degrees 07 minutes 32 seconds West 78.93' to an iron pin set; thence North 68 degrees 46 minutes 02 seconds West 74.52' to an iron pin set, the Southeast corner of Tract Four of the William Sullivan Division; thence leaving Cullum and with the East line of Tract Four North 09 degrees 58 minutes 27 seconds West 710.81' to the point of Beginning, containing 5.08 acres, more or less, and being a portion of William F. Sullivan Property as recorded in Deed Book 6664, Page 756 and Deed Book 10681, Page 189, Register's Office, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee, 37062 and dated September 27, 2002.

Being the same property conveyed to William F. Snyder, an unmarried man by Warranty Deed from Sue Cunningham Miller, an unmarried woman of record in Instrument No. 20230428-0031630 Register's Office for Davidson County, Tennessee, dated April 21, 2023 and recorded on April 28, 2023.

This conveyance is subject to:

- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **7090 River Road Pike, Nashville, Tennessee 37209**.

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. 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/our hand(s) this the 9 DAY OF OCTOBER, 2024.

William F. ~~Synder~~
SNYDER (WFS)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of October, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10/9/24 (date of document).

Affiant Signature

10/9/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of October, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL