Karen Johnson Davidson County
Batch# 1193492 DEEDWARR
10/15/2024 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $1,487.40
20241015-0079633

ADDRESS OF NEW OWNER:
DAVID ESTEBAN GARCIA AND
HELMA ARACELY LOPEZ GARCIA
418 Northside Dr
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: 03404002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED TWO AND NO/100 ($402,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **DAVID W. GARRETT, FIVE (5%) PERCENT INTEREST, AND CHRIS SNODDY TRUST, NINETY-FIVE (95%) PERCENT INTEREST, AS RESIDUARY DEVISEES UNDER THE LAST WILL AND TESTAMENT OF RAYMOND CHRISTOPHER SNODDY, DECEASED,** have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID ESTEBAN GARCIA AND HELMA ARACELY LOPEZ GARCIA, HUSBAND AND WIFE,** their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND IN Davidson County, Tennessee, being Lot No. 45 on the plan of NORTH HILL ESTATES, SECTION 4, as shown by plat of record in Plat Book 3842, Page 229 in the Register's Office for Davidson County, Tennessee,

to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to David W. Garrett, 5% interest, and Chris Snoddy Trust, 95% interest, as residuary devisees under the Last Will and Testament of Raymond Christopher Snoddy, probated in the Davidson County, Tennessee Probate Court, Docket Number: 23P205. See also Quitclaim Deed of record in Instrument Number: 20240515-0035924.

BEING the same property conveyed to Raymond Christopher Snoddy, a single man, from Ada Summey, unmarried, dated March 29, 2017 and recorded March 30, 2017 by Instrument Number: 20170330-0031032 in the Register's Office for Davidson County, Tennessee.

THIS IS AN IMPROVED PROPERTY COMMONLY KNOWN AS: 418 NORTHSIDE DRIVE, MADISON, TN 37115-2226.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2024 real estate taxes which are to be pro-rated by Grantor and payment assumed by Grantees, applicable zoning and building regulations and permits, and all visible easements and Restrictions, of record.

I COVENANT with the said GRANTEES and bind its successors and assigns and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 8th day of August, 2024.

DAVID W. GARRETT

DAVID W. GARRETT, TRUSTEE OF THE CHRIS SNODDY TRUST UNDER AGREEMENT DATED MARCH 31, 2022

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID W. GARRETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee on this the 8th day of August, 2024.

NOTARY PUBLIC

SANDRA E. KETCHUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

MY COMMISSION EXPIRES: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID W. GARRETT, with whom I am personally

acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be a TRUSTEE of CHRIS SNODDY TRUST UNDER AGREEMENT DATED MARCH 31, 2022, the within named bargainor, and that he as such TRUSTEE, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 8th day of August, 2024.

NOTARY PUBLIC

SANDY LEE KETCHUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

MY COMMISSION EXPIRES:_____

O A T H

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$402,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 8 day of August, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Summer Barton 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 8-8-24 (date of document).

Summer Barton
Affiant Signature

10-14-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of Oct, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVID