WARRANTY DEED

Karen Johnson Davidson County
Batch# 1228018 DEEDWARR
01/17/2025 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20250117-0004117

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/7/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80722

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Emily I. Bush and Eric Wade Snyder	First Bank	129-10-0-040
(NAME)	(NAME)	
6620 Ellesmere Rd	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Fifty Thousand And No/100 Dollars ($950,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KATHERINE P. STIEGMAN, TRUSTEE OF THE STIEGMAN TRUST DATED SEPTEMBER 23, 2021, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EMILY I. BUSH AND ERIC WADE SNYDER, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 63, on the Plan of West Meade Park, Inc., Section 3, as shown by plat appearing of record in Book 3300, page 23, of the Register's Office of Davidson County, Tennessee, to which plat

reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Robert G. Stiegman and Katherine P. Stiegman, Trustees of the Stiegman Trust dated September 23, 2021, by Special Warranty Deed from Robert Stiegman and wife Katherine P. Stiegman, dated September 23, 2021, appearing of record in Instrument No. 20210927-0129006, of the Register's Office of Davidson County, Tennessee.Robert G. Stiegman having since died on 07/10/2023 leaving Katherine P. Stiegman as sole Trustee.

unimproved ☐
This is improved ☑ property, known as 6620 Ellesmere Rd, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 17 day of January, 2025.

The Stiegman Trust, dated September 23, 2021

BY: Katherine P. Stiegman
Katherine P. Stiegman, Trustee

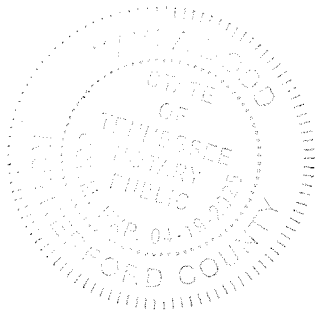
STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Katherine P. Stiegman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her/his oath acknowledged himself/herself to the Trustee of Stiegman Trust, the within named bargainor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Katherine P. Stiegman, Trustee of the Stiegman Trust by himself/herself as said Trustee.

Witness my hand and seal, at office in TN, this 17 day of January 2025.

Notary Public
Printed Name: Kayla Dodd
My Commission Expires: 4-19-25



I, Sheri Engel, 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 this 17th day of January, 2024

Sheri Engel

Dated 1-17-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 17th day of January, 2024

My commission expires: 2-7-27

Notary Public

