Prepared by
Record and Return To
Dunlap and Rosenthal Title, Inc
[illegible] Hills Blvd , Suite 130
[illegible], TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1264465
04/24/2025 11 50 41 AM
Fees $13 00 Taxes $5,124 50

Davidson County
DEEDWARR
2 pgs

20250424-0031575

File #25-PA-2916-C

(SEAL)
SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 2025

Notary Public
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
William T. Chapman, IV, Trustee of 2916 Snowden Trust dated April 10, 2025	**New Owner**	
(NAME)	(NAME) NEW OWNER	**118 09 0 179.00**
(ADDRESS)	(ADDRESS)	
(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,

ANNA VIRGINIA TEEPLES, TRUSTEE OF ANNA VIRGINIA TEEPLES TRUST DATED AUGUST 19, 2002,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WILLIAM T. CHAPMAN, IV, TRUSTEE OF 2916 SNOWDEN TRUST DATED APRIL 10, 2025,

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

A tract of land located in the 25th Council District of Davidson County, Tennessee, being known as Lot 10 on the MAP OF SUTTON HILL SECTION OF MARENGO PARK as of record in Plat Book 974, Page 67 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows

Beginning at a capped iron rod set on the Eastern right-of-way line of Snowden Road, having a right-of-way width of 50 feet, said point being the Southwest corner of Lot 11 on the Map of Sutton Hill Section of Marengo Park as of record in Book 974, Page 67 in the Register's Office of Davidson County, Tennessee, the same point also being the Northwest corner of the property being herein described, thence, leaving said point and East right-of-way line of Snowden Road, with and along the Southern property line of Lot 11, South 83 degrees 03 minutes 49 seconds East, 191 20 feet to a capped iron rod set on the Western property line of Lot 13 on the Map of Sutton Hill Section of Marengo Park as of record in Book 974, Page 67 in the Register's Office of Davidson County, Tennessee, the same point being located at the Northeast corner of the property being herein described, thence, leaving said point South, 06 degrees 56 minutes 14 seconds West, 87 29 feet to a capped iron rod set at the Southeast corner of the property being herein described, said point also located on the Northern property line of the Westside Investments Property as recorded in instrument 000054330000018 in the Register's Office of Davidson County, Tennessee, thence, in a curve to the right, passing thru an iron rod set in concrete at 91 69 feet, having a radius of 1383 94 feet, an arc length of 194 37 feet and being subtended by a chord of South 86 degrees 52 minutes 57 seconds East, 194 18 feet to a capped iron rod set on the aforementioned East right-of-way line of Snowden Road, said point being the Southwest corner of the property being herein described, thence, leaving said point, with and along the East right-of-way line of Snowden Road North 06 degrees 56 minutes 11 seconds East, 121 19 feet to the Point of Beginning

Said tract of land herein described contains 20,372 square feet or 0 47 +/- Acres

Being the same property conveyed to Anna Virginia Teeples, as Trustee of the Anna Virginia Teeples Trust, by Quitclaim Deed from Anna Virginia Teeples, as Trustee of the Anna Virginia Teeples Trust, of record in Instrument No 20170224-0018612, in the Register's Office of Davidson County, Tennessee, dated February 24, 2017, and recorded on February 24, 2017

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF SUTTON HILL SECTION OF MARENGO PARK, as recorded in Plat Book 974, Page(s) 67
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **2916 Snowden Road, Nashville, TN 37204**

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 23rd day of April, 2025

Anna Virginia Teeples Trust dated August 19, 2002

By _____ TE
Anna Virginia Teeples, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2025, before me personally appeared Anna Virginia Teeples, Trustee of Anna Virginia Teeples Trust dated August 19, 2002, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 23rd day of April, 2025

_____
Notary Signature
My commission expires

