Karen Johnson Davidson County
Batch# 400797 DEEDWARR
05/15/2020 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $721.50
20200515-0050458

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $195,000.00.

Amelia Hennessy Rossettie
Affiant

Subscribed and sworn before me this the 8 day of May, 2020.

Notary Public
My commission expires: 9/18/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amelia Hennessy Rossettie	CapStar Bank	105-16-0B 224.00
2197 Nolensville Pike, Unit 224	2002 Richard Jones Rd., Ste. A300	
Nashville, TN 37211	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RACHEL ARCHER F/K/A RACHEL SNYDER AND WYATT ARCHER HUSBAND AND WIFE,AND ANDREW SNYDER AND RHONDA K. SNYDER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMELIA HENNESSY ROSSETTIE, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 224, Building No. B2, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27 101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, First Amendment in Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the First Amendment of the Declarations of record under Instrument No. 20150211-0012545 and Second Amendment in Instrument No. 20150223-0015231, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Rachel Snyder, an unmarried woman, and Andrew Snyder and Rhonda K. Snyder, husband and wife, by deed from Colton Langianese, single man, dated 07/20/2017, of record in Instrument No. 20170725-0075304, said Register's Office.

The said Rachel Archer and Rachel Snyder are one in the same person.

Wyatt Archer, spouse of the grantor, Rachel Archer, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2197 Nolensville Pike, Unit 224, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of May, 2020.

Rachel Archer f/k/a Rachel Snyder

Wyatt Archer

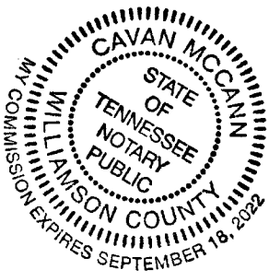
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rachel Archer f/k/a Rachel Snyder and Wyatt Archer, and Andrew Snyder and Rhonda K. Snyder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of May, 2020.

My commission expires: 9/18/22

Notary Public



Witness my hand this the 8th day of May, 2020.

Andrew Snyder

Rhonda K. Snyder

STATE OF Texas
COUNTY OF Williamson County

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew Snyder and Rhonda K. Snyder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8 day of May, 2020.

My commission expires: 7-14-2021

SUSAN RENEE WEBER
Notary Public, State of Texas
Comm. Expires 07-14 2021
Notary ID 131208548

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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