Karen Johnson Davidson County
Batch# 406841 DEEDWARR
05/28/2020 07:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20200528-0054719

Warranty Deed

BRITTANY SENSABAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $615,000.00. Affiant Subscribed and sworn to before me, this the 20th day of May, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eva F. Snyder Jesse Pouget Ditkoff	New Owners	083-08-0J-002.00-CO
917B Mitchell Road		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WOODLAND STREET PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVA F. SNYDER AND JESSE POUGET DITKOFF**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 917 Mitchell Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180522-0049145, as amended in Instrument No. 20190625-0061603, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Tanya L. Hereford, unmarried by Warranty deed from Terry L. Holbert, unmarried of record in Book 10101, page 880, Register's Office for Davidson County, Tennessee, dated June 26, 1996 and recorded on June 28, 1996.

Being a portion of the same property conveyed to David Steunebrink and Pamela Steunebrink, husband and wife by Warranty deed from Tanya L. Hereford, unmarried of record in Instrument No. 20180409-0032971 Register's Office for Davidson County, Tennessee, dated April 06, 2018 and recorded on April 09, 2018.

Being the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability compay by Warranty deed from David Steunebrink and Pamela Steunebrink, husband and wife of record in Instrument No. 20190322-0026430 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 22, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 917B Mitchell Road, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of May, 2020.

Woodland Street Partners, LLC, a Tennessee Limited Liability Company

By: _____
Brett M. Diaz, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M. Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Woodland Street Partners, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20 day of May, 2020.

_____
Notary Public

My Commission Expires: 11-6-23

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

True Copy Certification

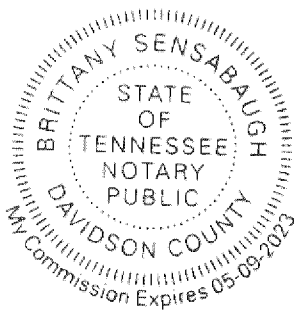
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23