Karen Johnson Davidson County
Batch# 484545 DEEDWARR
09/28/2020 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,834.83
20200928-0111237

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $495,900.00.

Affiant

Subscribed and sworn to before me, this 21st day of September, 2020.

Notary Public

My commission expires: 12-01-20

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title
149 1st Ave N, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Justin Keller	**Justin Keller**	**091-10-0K-001.00-CO**
514A Snyder Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John Vesely and Veronica Vesely, husband and wife and Helena Vesely and Mila Vesely, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Justin Keller, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 514 Snyder Cottages, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160203-0010567, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John Vesely and Veronica Vesely, husband and wife Helena Vesely and Mila Vesely, wife and husband by Warranty deed from Astercor Group, LLC, a Tennessee limited liability company of record in Instrument No. 20171002-0100575 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 02, 2017.

This is improved property known as **514A Snyder Ave, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

SP 11/2015

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been paid at closing and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 21st day of September, 2020.

John Vesely

Veronica Vesely

Helena Vesely, by John Vesely, Attorney-In-Fact

Mila Vesely, by John Vesely, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, John Vesely and Veronica Vesely, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of September, 2020.

Notary Public
My Commission Expires: 12-01-20

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared John Vesely, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Helena Vesely and Mila Vesely for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Helena Vesely and Mila Vesely, and is authorized by Helena Vesely and Mila Vesely to execute this instrument on their behalf.

Witness my hand and official seal this 21st day of September, 2020.

Notary Public
My Commission Expires: 12-01-20

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Lenders TitleFile No. 20-000525-525

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)