Karen Johnson Davidson County
Batch# 570717 DEEDWARR
02/09/2021 09:12:10 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20210209-0018216

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1054TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00.

Melissa Solow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of February, 2021.

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

Notary Public

Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Matt Snyder ~~1116 Oakway Court Nashville, TN 37214~~ 6051 S. Mt Juliet Rd #1001 Mt. Juliet, TN 37122	SAME AS NEW OWNER.	108 16 0 301.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janice F. Curtis, a single person**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matt Snyder, an unmarried man** 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:

Property known as 1116 Oakway Court Nashville, TN 37214, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot Nol 59-B on the Plan of Revision of Zone Lot Division of Lot 59 A and B, Revised Section Three, Percy Priest of record in Plat Book 7900, Page 398, which revised Book 5200, Page 789 and Book 6250, Page 459, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janice F. Curtis, a single person, by deed from Michael James Crumbley and Kayla Marie Crumbley, husband and wife, dated 04/12/2019 filed and recorded 04/15/2019 of record as Instrument No. 20190415-0033961, said Register's Office.

Tax Map and Parcel ID is as follows 108 16 0 301.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1116 Oakway Court, Nashville, TN 37214

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 unemcumbered, 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 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 my hand this 4th day of February, 2021.

Janice F. Curtis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2021, before me personally appeared **Janice F. Curtis**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 4th day of February, 2021.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023