Karen Johnson Davidson County
Batch# 620024 DEEDWARR
04/21/2021 10:29:03 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20210421-0053239

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$395,000.00**.

x Brittney Marie Snyder
Affiant

Subscribed and sworn to before me, this the 19th day of April, 2021.

Jennifer D. Stacey
Notary Public

My commission expires: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph Daniel Snyder **BrittneyMarie Snyder**	NEW OWNER	**Map 141-05-0-A Parcel 521.00co**
2000 Leeds Lane		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pamela Sotiriadis and Steven Sotiriadis, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Daniel Snyder and Brittney Marie Snyder, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 521 on the Final Plat of Avondale, Phase 3, Section 1, a Planned Unit Development, of record in Instrument No. 20140728-0066971, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Pamela Sotiriadis and Steven Sotiriadis, wife and husband, by Deed dated August 9, 2018 from Leah Kutil and Jared Kutil, wife and husband, of record in Instrument No. 20180817-0081699, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Pamela Sotiriadis and Steven Sotiriadis, wife and husband, pursuant to a Power of Attorney executed by them on the 13th day of April, 2021, of record in Instrument No. 20210421-0053238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **2000 Leeds Lane, Nashville, TN 37221**

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 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 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/our hand(s) this **19th** day of **April, 2021.**

Pamela Sotiriadis by Diana Aubin, Attorney-in-Fact
Pamela Sotiriadis by Diana Aubin, Attorney-in-Fact

Steven Sotiriadis by Diana Aubin, Attorney-in-Fact
Steven Sotiriadis by Diana Aubin, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of April, 2021, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Aubin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-fact for **Pamela Sotiriadis and Steven Sotiriadis**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Pamela Sotiriadis and Steven Sotiriadis**, for the purpose therein contained, by signing the name of **Pamela Sotiriadis and Steven Sotiriadis**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2021.**

Notary Public

My Commission Expires: 7/9/24

