WARRANTY DEED

Karen Johnson Davidson County
Batch# 627058 DEEDWARR
04/30/2021 03:02:28 PM 2 pgs
Fees: $13.00 Taxes: $2,160.80

20210430-0058442

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-3-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/03/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles W. Snyder Jr.	new owners	171040A04500
(NAME)	(NAME)	
5505 Nevil Point		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Charlie W. Cho and wife, Christy Y. Cho,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles W. Snyder Jr. and Stacy Ries Snyder, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 35 on the Plan of Revision One, Section Two, Brownstone, of record in Plat Book 9700, Page 942, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Charlie W. Cho and wife, Christy Y. Cho by Warranty Deed from Benjamin J. Meisch and wife, Karen Allison Meisch, dated 05/03/2013 and recorded 05/06/2013, of record in Instrument 201305060045167, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 9700, Pages 942-943, (2) Covenants, conditions, easements and restrictions recorded in Book 10658, Page 952, and amended in Book 11276, Page 618, and Instrument 200101180005696, (3) Quitclaim Deed to Brownstone Homeowners Association Inc of record in Instrument 200107190076872, and (4) Charter of Brownstone Homeowners Association Inc of record in Book 10659, Page 15, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5505 Nevil Point, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1192840
Warranty Deed TN

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-SB-NRE-21 5505

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of April, 2021.

Charlie W. Cho

Christy Y. Cho

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 Charlie W. Cho and Christy Y. Cho, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2021.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129