Karen Johnson Davidson County
Batch# 645320 DEEDWARR
05/27/2021 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20210527-0072006

RECORDING INFORMATION

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $245,000.00.

Affiant

Sworn to and subscribed before me this 24th day of May, 2021.

Notary Public

My Commission Expires: 9-7-21

(SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Eden Biltibo 120 Nashboro Greens unit #31 Nashville, TN 37217	PennyMac Loan Services, LLC 3043 Townsgate Rd, Ste 200 Westlake Village, CA 91361	135 11 0C 031.00CO

This Indenture is made on the 24th day of May, 2021, by and between **ELIZABETH DIANE MARSHALL, AND MY HUSBAND, JOSEPH A. SNELL** ("Grantor"), and **EDEN BILTIBO, A MARRIED ~~MAN~~ Woman** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Being Unit No. 31, Phase One on the Plan of Nashboro Village, Tract 18, as of record in Plat Book 11700, Page 48 and amended in Book 9700, Page 968, 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 Elizabeth Diane Marshall, and my husband, Joseph A. Snell, as tenants by the entireties, by Quitclaim Deed from Elizabeth Diane Marshall, of record in Instrument No. 20190221-0015797, in the Register's Office of Davidson County, Tennessee, dated February 11, 2019 and recorded on February 21, 2019.

This is improved property known as 120 Nashboro Greens unit #31, Nashville, TN 37217.

This conveyance is being made subject to:

1. Taxes for the year 2021 and thereafter, a lien not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann Section 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Nashboro Village, Tract 18, as

recorded in Plat Book 11700, Page(s) 48, Register's Office for Davidson County, Tennessee.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nashboro Village, Tract 18, as recorded in Plat Book 9700, Page(s) 968, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, as supplemented in Instrument No. 20001031-0108075, Register's Office for Davidson County, Tennessee.

6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Nashboro Village Twelve Condominium of record in Book 4827, Page 30, as amended by instrument(s) of record in Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

7. Declaration of Covenants, Conditions and Restrictions recorded in Book 11703, Page 581, amended in Instrument No(s). 20000627-0063887 and 20070118-0007533; Consent of record in Instrument No. 20010322-0027767; supplemented in Instrument No. 20021211-0152723, Register's Office for Davidson County, Tennessee.

8. Easement for Overhead Line, recorded in Book 11594, Page 299, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 24th day of May, 2021.

GRANTOR:

Elizabeth Diane Marshall

Elizabeth Diane Marshall

Joseph Snell

Joseph Snell

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, ELIZABETH DIANE. MARSHALL AND JOSEPH A. SNELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2021.

Patti Robitaille
Notary Public

My Commission Expires: 

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.



Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022