THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210635678**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Amanda Burner Affiant Subscribed and sworn to before me, this 12th day of July, 2021. Notary Public My Commission Expires: 10/26/24

Karen Johnson Davidson County
Batch# 675452 **DEEDWARR**
07/13/2021 09:30:06 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210713-0093794

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dylan Snyder 1716 Dr DB Todd Jr Blvd Nashville TN 37208	New Owner	Tax Parcel ID No. 081-11-0-165.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Copeland, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dylan Snyder , unmarried man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southwest part of Lot No. 395 of the Plan of McGavock, Wetmore and Others' Second Addition to Nashville, called "The Addition to the Town of McGavock", as of record in Book 21, page 41, Register's Office for said County, described as follows:

Beginning on the Easterly margin of 18th Avenue North formerly line or Salem Street, at the corner of Lots Nos. 395 and 394; thence Eastwardly with the line between said two lots,164 feet more or less, to a point 110 feet Westerly margin of 17th Avenue North, formerly James Street; thence Northerly parallel with said 17th Avenue North 50 feet; thence Westerly parallel with the first line, 120 feet, more or less, to the said Avenue, Southerly 52 feet, more or less, to the beginning.

Being the same property conveyed to Stephen M. Copeland, An Unmarried Man by Warranty deed from Ryan Lafferty and Wife, Kaeli Lafferty of record in Instrument No. 20170911-0092997 Register's Office for Davidson County, Tennessee, dated September 06, 2017 and recorded on September 11, 2017.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

ROW of Dr. D.B. Todd Jr. Boulevard, fka 18th Avenue North or Salem Street.

This is improved property located at 1716 Dr DB Todd Jr Blvd Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the ~~12th~~ 9th day of July, 2021.

Stephen Copeland

STATE OF NC
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Copeland, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2021.

Jennifer Ruth Thornburg
Notary Public
My Commission Expires: 4-4-22

JENNIFER RUTH THORNBURG NOTARY PUBLIC UNION COUNTY NC