THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635764

Karen Johnson Davidson County
Batch# 684487 **DEEDWARR**
07/27/2021 11:25:01 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210727-0100719

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert W. Sneed and Rena Sneed 116 31st Avenue North, Unit 103 Nashville TN 37203	New Owner	Tax Parcel ID No. 104-02-0S-003.00 CO

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, **Carol L. Santoro, unmarried P**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert W. Sneed and Rena Sneed, husband and wife**, ("Grantees"), their 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 Unit No. 103, together with Parking Space No. 19, on the Horizontal Property Regime for Hendrick Place Condominiums, as recorded in the Master Deed of record in Instrument No. 20000203-0011406, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CAROL L. SANTORO, by deed from DEDRA L. THOMAS AND KATHIE G. THOMAS, of record in Instrument No. 2050104-0001390 , dated December 29, 2004 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 104-02-0S-003.00 CO.

Master Deed and ByLaws of record in Instrument No. 20000203-0011406, said Register's Office.

This is improved property located at 116 31st Avenue North, Unit 103 Nashville TN 37203

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 has executed this instrument on this 26th day of July, 2021.

Carol L Santoro

Carol L. Santoro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 26th day of July, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021