Karen Johnson Davidson County
Batch# 694554 DEEDQC
08/11/2021 12:53:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210811-0108442

New owner

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE** 4501 Charlotte Park Dr Suite 120 Charlotte NC 28217	Chaerea Laneise Snorten and Jonathan Snorten 2736 Cato Ridge Dr. Nashville, TN 37218

Order Number: CTSL-21079733TN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Chaerea Laneise Snorten, fka Chaerea Denning, married to Jonathan Snorten.** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Chaerea Laneise Snorten and Jonathan Snorten, Wife and Husband,** whose address is 2736 Cato Ridge Dr., Nashville, TN 37218, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 236, on the Plan of First Revision, Lots 234, 234, and 236, Phase 7, section 2, Jordan Ridge at Eaton's Creek, of record in Instrument #20080326-0030483 Register's Office for Davison County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters on the Plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, of record in Instrument #20080205-0012163, Register's Office for Davidson County, Tennessee.

Subject to the lien for special assessments as contained in the said restrictions.

Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davison County, Tennessee, Docket No. 90-C-3375.

Subject to the rights of others in and to the common areas and/or elements.

Subject to restrictive covenants contained in an instrument of record in instrument #20000915-0092002; Supplemental amendment of record in Instrument #20011025-0117168 and Second Supplemental amendment of record in Instrument #20020828-0103983, and Third Supplemental amendment of record in Instrument #20041229-0153772, and Fourth Supplemental anm1dment of record in Instrument #20061120-0143523, also Instrument #20061120-0143524 and Instrument #20070905-0106402, Register's Office for Davidson County, Tennessee in the event that any exception herein contains covenants, conditions and restrictions, said exception omits any covenants or restrictions, based upon race, color, religion, sex, sexual orientation, handicap, disability, marital status, familial status, ancestry, national origin, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law

Subject to HOA Charter of Eaton's Creek Park Homeowners Association of record Instrument #20011126-0128291

Subject to easements for water mains and appurtenances of record in Book 6255, Page 578, Register's Office for Davidson County, Tennessee.

Subject to an easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreements of record as Instrument #20001011-01 00954, Instrument #20031010-01050887, Instrument #20070112-0005338, and Instrument #20060126-009689 Register's Office for Davidson County, Tennessee

Subject to an agreement for rights and obligations of record as Instrument #20041229-0153373 Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 58-09-0-A, Parcel 249
Street address of property: 2736 Cato Ridge Dr., Nashville, TN 37218

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20080909-0092087, in the Register's Office, Davidson County, Tennessee.

Signed this 4 day of August, 2021.

Signature of Grantors:

Chaerea Laneise Snorten,
fka Chaerea Denning

Jonathan Snorten

STATE OF Tennessee, COUNTY OF Rutherford, SS:

BE IT REMEMBERED That on this 4th day of August, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Chaerea Laneise Snorten, fka Chaerea Denning and Jonathan Snorten known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public exp : 9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: Map 58-09-0-A, Parcel 249
Street address of property: 2736 Cato Ridge Dr., Nashville, TN 37218

Oath of Consideration

I or we, Jonathan Sexton Chelsea Sexton the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.

Signed this 4 day of August, 2021.

Signatures of Affiant(s):

Sworn and subscribed before me this 4th day of August, 2021.

Notary Public

exp: 9/21/2024

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Ana Gomez, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/4/2021.

Date

Ana V Gomez

Affiant Signature

8/10/2021

Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 10 day of August, 2021.

Notary's Signature

CHRISTINA LUONG
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires 6/17/2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)