WARRANTY DEED

Karen Johnson Davidson County
Batch# 702381 **DEEDWARR**
08/23/2021 10:29:03 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90

20210823-0113394

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Snauwaert	New owner	Parcel ID: 133-07-0-064.00-000
(NAME) 3719 Norma Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Margaret Peach, an unmarried woman Marilyn Peach, a married woman, as tenants in common with rights of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Julian Snauwaert, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Norma Heights Subdivision, of record in Book 1835, Page 36, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Angela Renee Harris, unmarried, By Warranty Deed from Anna T. Javorsky, unmarried dated May 31, 1995 recorded June 05, 1995, of record in Book 9690 and Page 399 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Angela Renee Fuqua, a single person, By Quit Claim Deed from Angela Renee Harris, a single person dated February 12, 2009 recorded March 25, 2009, of record as Instrument No. 20090325-0026826 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Margaret Peach, an unmarried woman and Marilyn Peach, a married woman, as tenants in common with rights of survivorship, By Warranty Deed from Angela Renee Fuqua, a single woman dated February 24, 2021 recorded February 25, 2021, of record as Instrument No. 20210225-0023768 Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3719 Norma Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and 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.

Witness our hands this 20 day of AUGUST, 2021

Margaret Peach

Marilyn Peach

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Margaret Peach, an unmarried woman Marilyn Peach, a married woman, as tenants in common with rights of survivorship, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



