WARRANTY DEED

Karen Johnson Davidson County
Batch# 708093 DEEDWARR
09/01/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $803.46
20210901-0117592

File No. AT-21-999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/30/22

TIFFANY WHITTLE NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Snyder	NEW OWNER	
(NAME)	(NAME)	
511 Jones Street	511 JONES STREET	044-11-0A-303.00-CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	OLD HICKORY, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Milton Keith, widower**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Snyder, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

For reference only this is Property being known as 511 Jones Pt #C-3 Old Hickory TN 37138 and being described as follows:

Land in Davidson County, TN, being Unit C-3 of Lakeside Retirement Village Condominiums, a Horizontal Property Regime, which is of record in Book 7977, Page 92 and amended in Book 7977, Page 111 and Re-recorded in Book 8164, Page 151 and Book 8164, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Milton Keith, a single man by Warranty deed from Sharron A Shands and Wendi S Harrison, joint tenants with right of survivorship of record in Instrument No. 20140520-0043053 Register's Office for Davidson County, Tennessee, dated May 15, 2014 and recorded on May 20, 2014.

Being also known as 511 Jones Street C-3 Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 23rd day of August, 2021.

Milton Keith

Milton Keith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2021, before me personally appeared Milton Keith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of August, 2021.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 AUGUST 13, 2021.

Date

Affiant Signature

AUGUST 30, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)