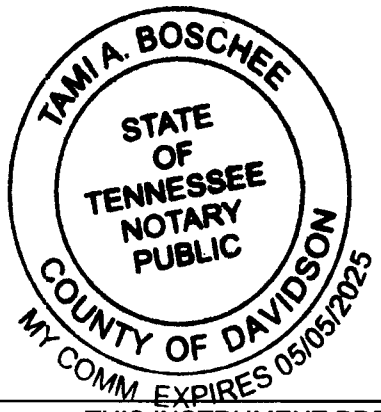
39B



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of September, 2021.

NOTARY PUBLIC

My commission expires: 5/5/2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jeffrey Eugene Snyder and Megan Katheryn Snyder	Capstar Bank	149-01-0B-110.00 CO
(NAME)	(NAME)	
4624 Billingsgate Road	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	

Karen Johnson Davidson County
Batch# 721999 **DEEDWARR**
09/22/2021 03:05:26 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210922-0127623

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Roger Catanzano and wife, Marilyn Catanzano,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeffrey Eugene Snyder and Megan Katheryn Snyder, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 231, as shown on the map entitled the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, pages 892, 893 and 894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROGER CATANZANO AND WIFE, MARILYN CATANZANO, by deed from GEORGE T. CHIPOURAS AND GEORGE L. CHIPOURAS, of record in Instrument No. 20001205-0119397, dated November 24, 2000, said Register's Office.

This property is __unimproved _X_improved property known as: 4624 Billingsgate Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of September, 2021.

Roger Catanzano by Marilyn Catanzano his attorney-in-fact
Roger Catanzano by Marilyn Catanzano
his attorney-in-fact

Marilyn Catanzano
Marilyn Catanzano

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Catanzano, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of September, 2021.

Notary Public
My Commission Expires: 4/22/23

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for said County and State aforementioned, personally appeared Marilyn Catanzano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Roger Catanzano and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20210922-0127622 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 21st day of September, 2021.

Notary Public
My Commission Expires: 4/22/23