WARRANTY DEED

Karen Johnson Davidson County
Batch# 808642 DEEDWARR
02/18/2022 02:24:56 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20220218-0019416

G-BMR-22-905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Seth Neumann and Sarah Neumann	LEGACY HOME LOANS, LLC DBA STEADFAST MORTGAGE	
(NAME) **905 Batey Court**	(NAME) 4004 HILLSBORO PIKE, STE 216B	**141-15-0D-183.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT FRANCIS SNYDER, JR. AND NICOLE KARKOSAK SNYDER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SETH NEUMANN AND SARAH NEUMANN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Phase III-D "Sheffield" on the Harpeth of record in Plat Book 7900, Page (s)710 and 712, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Francis Snyder, Jr., and Nicole Karkosak, husband and wife by Warranty deed from Shaughn Regan and Jasmine Regan, husband and wife of record in Instrument No. 20191007-0102485 Register's Office for Davidson County, Tennessee, dated October 02, 2019 and recorded on October 10, 2019.

The said Nicole Karkosak is now known as Nicole Karkosak Snyder.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page(s) 710 and 712, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6925, Page 900 and Book 7145, page 954 as Amended in Book 8505, page 598, Book 8747, page 97, Book 9313, page 806 and Unanimous Consent recorded in Book 8276, page 238, and recording instrument No. 20210708-0092059 Register's Office for Davidson County, Tennessee.
- By-Laws of Sheffield on the Harpeth Homeowner's Association of record in Book 7145, Page 964 and Book 8146, page 463, in the Register's Office for Davidson County, Tennessee.
- Charter of Sheffield on the Harpeth Homeowner's Association of record in Book 6939, Page 983, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 829, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 4136, Page 525, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking by United States of America for easement and right of way of record in Book 4279, Page 731, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 Batey Court, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 17th DAY OF FEBRUARY, 2022.

Robert Francis Snyder Jr.
by Margaret Means, Attorney in Fact

Robert Francis Snyder, Jr.
by Margaret Means, Attorney in Fact

Nicole Karkosak Snyder
by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT FRANCIS SNYDER, JR. AND NICOLE KARKOSAK SNYDER, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT FRANCIS SNYDER, JR. AND NICOLE KARKOSAK SNYDER.

Witness my hand and official seal, this the 17th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212