Karen Johnson Davidson County
Batch# 831980 **DEEDWARR**
03/30/2022 02:39:47 PM 2 pgs
Fees: $13.00 Taxes: $1,320.90

20220330-0037067

WARRANTY DEED

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires
September 2, 2024

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-22-01551

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua Snyder, an unmarried man	Joshua Snyder, an unmarried man	
(NAME) 3130 Fyffe Lane	(NAME) 3130 Fyffe Lane	173-09-0A-751.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Seven Thousand And No/100 Dollars ($357,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDREA L. ALLEN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA SNYDER, 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:

Land in Davidson County, Tennessee, Being all of Lot No. 634 on the Plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrea L. Allen, an unmarried woman by Warranty deed from Spencer E. Bales and Rebekah J. Bales of record in Instrument No. 20200629-0069874 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on June 29, 2020.

Being the same property conveyed to Spencer E. Bales and wife, Rebekah J. Bales by Warranty deed from Shannon D. VanCuren, an unmarried woman of record in Instrument No. 20141112-0104011 Register's Office for Davidson County, Tennessee, dated November 05, 2014 and recorded on November 12, 2014.

unimproved ☐
This is improved ☒ property, known as 3130 Fyffe Lane, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is further subject to (1) Plat of record in Instrument 20070413-004640, said R.O., (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of recor d, (5) building restrictions, and 6) other matters of public record..

CP-22 3130

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Andrea L. Allen, an unmarried woman this 25 day of March 2022.

Andrea L. Allen

STATE OF TENNESSEE

COUNTY OF Williamson

I, Megan Phillips, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Andrea L. Allen, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th of March, 2022.

Notary Public

My Commission Expires:

My Commission Expires September 2, 2024

(SEAL)

