Karen Johnson Davidson County
Batch# 847298 DEEDWARR
04/28/2022 01:40:30 PM 4 pgs
Fees: $23.00 Taxes: $3,607.50
20220428-0049365

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $975,000.00.

Affiant

Subscribed and sworn to me on 21st day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 5/22/23

TRACI NEWBY STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35672CD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William F. Snyder 3104 Trevor Street Nashville, TN 37209	Nations Lending Corporation, ISAOA, ATIMA 4 Summit Park Drive, Suite 200 Independence, OH 44131	092-09-3R-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TREVOR STREET DEVELOPMENT, LLC,** a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **WILLIAM F. SNYDER**, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Trevor Street Villas, a Horizontal Property Regime With Private Elements, as shown on Exhibit "B" of Trevor Street Villas, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20200807-0088161, 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 a portion of the same property conveyed to Trevor Street Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Charlotte Avenue Partners, GP, a Tennessee general partnership, of record in Instrument No. 20200807-0088160 Register's Office for Davidson County, Tennessee, dated August 7, 2020 and recorded on August 7, 2020. Deed of Correction recorded in Instrument No.20201222-0152415

The conveyance of the above-described parcel of land is subject to the following:

1. **2022 property taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Subject to all matters shown on the Plan of record in Plat Book 421, Page 42, Register's Office for Davidson County, Tennessee.**
3. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200806-0087476 and 20200807-0088161 and Correction to Declaration 20201222-0152418, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**
4. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 3104 Trevor Street, Nashville, TN 37209.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 21st day of April, 2022.

TREVOR STREET DEVELOPMENT, LLC

By: William F. Snyder
Its: Authorized Representative

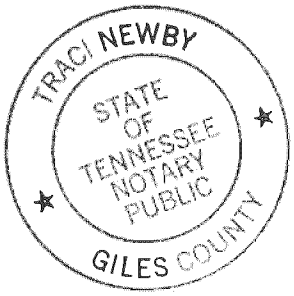
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Representative of Trevor Street Development, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Representative.

Witness my hand and seal, this 21st day of April, 2022.

Notary Public, State of Tennessee

My Commission Expires: 5/22/23



Tennessee Certification of Electronic Document

I, Traci Newby, 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 04/21/2022.

Traci Newby
Affiant Signature

04/21/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of April, 2022.

Theresa E Parker
Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 12/12/2023