Karen Johnson Davidson County
Batch# 859635 DEEDWARR
05/20/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20220520-0058819

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $195,000.00

Affiant Signature

Subscribed and sworn to before me on this the 12 Day of May, 2022.

Notary Public
My Commission expires: _____

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Garret Richard Sznyitar
233 Thistle Ln,
Hermitage, TN 37076

SEND TAX BILLS TO:
Garret Richard Sznyitar
233 Thistle Ln,
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 086140A23300CO

WARRANTY DEED
22NT00700

Effective the 12 Day of MAY, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary Ann Tackett, Widow

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Garret Richard Sznyitar, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot Number 233 on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250 at page 300, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property as conveyed to Mary Ann Tackett, Married by Warranty Deed from Joyce Stout having since married and now known as Joyce Wood dated 06/30/1995 recorded 07/05/1995 in Book 9721, Page 424, as Document Number 0076072, Register's Office for Davidson County, Tennessee. Mary Ann Tackett's husband John Allen Tackett died 12/8/2008, she is now a widow.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is an improved property commonly known as: 233 Thistle Ln, Hermitage, TN 37076-2733

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13th day of May, 2022.

Mary Ann Tackett

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mary Ann Tackett,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2022.

Notary Public
My Commission expires: 1/16/2024

CAROL E. MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 May 12, 2022 (date of document).

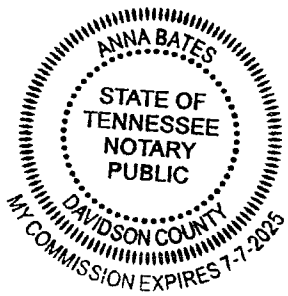
Affiant Signature

May 16, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of May, 2022.

(SEAL)



Anna Bates
Notary's Signature
My Commission Expires: