16377

WARRANTY DEED

Karen Johnson Davidson County
Batch# 871673 DEEDWARR
06/15/2022 09:48:51 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20220615-0068197

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Patrick Charles Sniadowski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patrick Charles Sniadowski Andrea Michelle Sniadowski	Cross Country Mortgage	10803015200
(NAME)	(NAME)	
3064 Casa Drive	6850 Miller Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brecksville OH 44141	PCS Amb
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*Husband and wife

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lily H. McCullough,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Patrick Charles Sniadowski and Andrea Michelle Sniadowski,*** 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 Lot No. 96-B on the Zone Lot Division of Lots No. 94, 95, 96 & 97 of Patio Villa, Section Five as of record in Book 6250, page 490, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yoshiko T. McCullough, unmarried by deed from Intercontinental Construction Corporation of record in Book 6632, page 721, said Register's office. Yoshiko T. McCullough conveyed property to Lily H. McCullough, unmarried, by deed recorded in Instrument Number 20220429-0049802, said Register's office. Affidavits of Heirship recorded in Instrument Number 20220429-0049803 and 20220429-0049804 show Yoshiko T. McCullough to be deceased and Lily H. McCullough to be the only heir-at-law of Yoshiko T. McCullough, deceased.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3064 Casa Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 13th day of June, 2022.

X Lily H McCullough

Lily H. McCullough

MICHELLE M RUSSO
Notary Public State of Utah
My Commission Expires on:
January 24, 2026
Comm. Number: 722631

State of UT
County of SLC

Personally appeared before me Lily H. McCullough, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9 day of June, 2022.

Michelle M Russo
Notary Public
My Commission Expires: 1/24/26

File No.: 16377

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