THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3741
Parcel ID: 186-04-0A-226.00

Property Address:
308 Whitman Court, Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 876332 DEEDWARR
06/23/2022 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,737.63
20220623-0071880

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
SAME

Address of New Owner:
308 Whitman Court
Nolensville, TN 37135
Phillip and Casandra
Pastula

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **CHERYL M. SNYDER and DAMON SNYDER, wife and husband,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **PHILIP PASTULA and CASANDRA PASTULA, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 405, on the plan of Final Plat, Burkitt Place, Phase 2D, Section 3, as shown on plat of record in Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to CHERYL M. SNYDER and DAMON SNYDER, wife and husband by Deed dated January 17, 2014 from DREES PREMIER HOMES, INC., an Ohio Corporation, recorded January 21, 2014, in Instrument Number 20140121-0005087, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 308 Whitman Court, Nolensville, TN 37135.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20050920-0113225 and Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee.

3. Easement and Contribution Agreement as contained in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer and/or Storm Drainage, Water Mains & Pumps Easement as contained in Instrument No. 20050908-0108101, Register's Office for Davidson County, Tennessee.

5. Easement Agreement granted to Level 3 Communications, LLC as contained in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20060427-0048083 and Instrument No.

20070724-0087659, Register's Office for Davidson County, Tennessee.

7. Assignment of Developer's Rights as contained in Instrument No. 20120406-0001500, Register's Office for Davidson County, Tennessee.

8. Bylaws for Homeowner's Association as contained in Instrument No. 20150926-0095460, Register's Office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060306-00253888, Instrument No. 20070202-0014304 and Instrument No. 20150714-0068441, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 14 day of June, 2022.

CHERYL M. SNYDER

DAMON SNYDER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CHERYL M. SNYDER and DAMON SNYDER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 14 day of June, 2022.

SANDY McCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 7/1/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $739,900.00.

Affiant

SWORN TO and subscribed before me on this 10th day of June, 2022.

Notary Public

GINGER A DICKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-19-2025

My Commission Expires:

202206230071880

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 6/14/2022 (date of document).

Affiant Signature

6/17/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 17 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

