ADDRESS NEW OWNER: Mark Snyder
Linda Snyder
405 Chinook Drive
Antioch, TN 37013

SEND TAX BILL TO: F&M Bank
2081 Wilma Rudolph Blvd.
Clarksville, TN

MAP-PARCEL NOS. 181-03-0A-379.00

Karen Johnson Davidson County
Batch# 881621 DEEDWARR
06/30/2022 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220630-0075810

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Clark Lance and Pamela Lance, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mark Snyder and Linda Snyder, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Phase Four, Section One, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20160620-0062474, Register's Office for Davidson County, Tennessee.

Being the same property convyed to Clark Lance and Pamela Lance, husband and wife, by Warranty Deed from TR&D Homes Inc., a Tennessee corporation, recorded March 1, 2017, of record in Instrument No. 20170301-0020310, Register's Office for Davidson County, Tennessee.

This is property with a common address of 405 Chinook Drive, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters as shown on the Boundary Plat of Indian Creek Estates of record in Plat Book 9700, Page 391, Register's Office for Davidson County, Tennessee.(3) All matters as shown on the Plan of Phase Four, Section One, Addition to Indian Creek, RS-10 Subdivision – Cluster Lot Option of record in Instrument No. 20160620-0062374, said Register's Office.(4) Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates of record in Book 10752, Page 553, amended in Instrument No. 20000727-0074152; supplemented and amended in Instrument No. 20140403-0027632 (Addition to Indian Creek Estates - Phase Three, Section One) and Instrument No. 20160809-0082902 (Addition to Indian Creek Estates - Phase Four, Section One), said Register's Office.(5) By-Laws for Indian Creek Estates of record in Book 10752, Page 574; Book 11033, Page 509; and amended in Instrument No. 20000727-0074153, said Register's Office.(6) Quitclaim Deed of Open Space (Phase Four, Section One, Addition to Indian Creek) to Indian Creek Homeowners, Inc. of record in Instrument No. 20160809-0082905, said Register's Office.(7) Sewer and/or Storm Drainage Easement of record in Book 11217, Page 799, said Register's Office.(8) Storm Water Detention Agreement of record in Instrument No. 20060526-0062237 and Instrument No. 20130805-0081387, said Register's Office.(9) Easement for the flow of the waters of Mill Creek and the right of the public therein.(10) Rights of upper and lower riparian owners to the flow of the Mill Creek from diminution or pollution.(11) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Mill Creek.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of June 2022.

Clark Lance

Pamela Lance

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Clark Lance and Pamela Lance, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of June 2022.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $525,000.00.

Affiant

Subscribed and sworn before me this 29th day of June 2022.

Notary Public
My Commission Expires: 7-17-22

File No. 2205-127

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 6-29-22 (date of document).

Date: 6-29-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 29th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

202206300075810