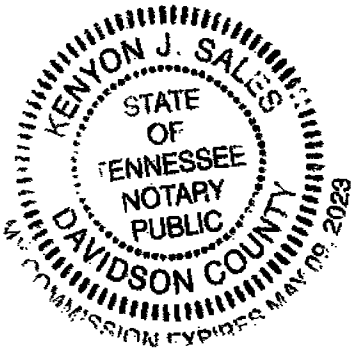
Karen Johnson Davidson County
Batch# 890557 DEEDWARRSP
07/18/2022 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,884.13
20220718-0082152

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Angela Snyder, an unmarried woman	American Airlines Federal Credit Union	098 13 0K 002.00
(NAME)	(NAME)	
3012 Wiltshire Park Place	MD 2100, P O Box 619001	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	DFW Airport, TX 75261-9001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Landmark Homes of Tennessee, a Tennessee Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Angela Snyder, an unmarried woman, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee and being Unit 4B as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Park at Wiltshire - Lot 4 ("Declaration"), a horizontal property regime with private elements, of record in Instrument No. 20210406-0045414, in the Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, to which reference is made for a more complete and accurate description of the property.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Homes at Park at Wiltshire - Lot 4, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being a portion of the same property conveyed to SNY of Tennessee, LLC, a Tennessee Limited Liability Company, by Warranty Deed from The Mettle Group, LLC, a Tennessee Limited Liability Company, dated February 15, 2019 and filed February 15, 2019 of record in Instrument No. 20190215-0014367, in

the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Landmark Homes of Tennessee, Inc., a Tennessee Corporation, by Warranty Deed from SNY of Tennessee, LLC, a Tennessee Limited Liability Company dated August 5, 2021 and filed August 11, 2021 of record in Instrument No. 20210811-0108243, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3012 Wiltshire Park Place, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 14th day of July, 2022

Landmark Homes of Tennessee, a Tennessee Limited Liability Company

BY: _____
Nicholas Wisniewski, Vice-President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Nicholas Wisniewski, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Vice-President of Landmark Homes of Tennessee, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Vice-President, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Limited Liability Company by himself as Vice-President.

Witness my hand and official seal, this the 14th day of July, 2022.

_____
Notary Public

My Commission Expires: 1/5/26

(SEAL)

RHONDA HENRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 14, 2022**.

Date

Affiant Signature

07/15/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY