THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-07-300
Parcel ID: 053 06 0A 082.00

Karen Johnson Davidson County
Batch# 897894 DEEDWARR
08/02/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220802-0088196

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Brian James Snodgrass and Tanja Joyce Snodgrass 852 Waverly Ct, Naperville, IL 60563	New Owner	Map/Parcel 053 06 0A 082.00

GENERAL 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 which are hereby acknowledged, **Elizabeth A. Nostrand, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Brian James Snodgrass and Tanja Joyce Snodgrass, husband and wife,,** ("Grantee") all of right, title and interest in and to that certain real property known as 2168 Riverway Dr, Old Hickory, TN 37138 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 82, on the plan of Phase 2, Waterford, of record in Book 7900, Pages 412-413, 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 Elizabeth Nostrand, unmarried, by Quitclaim Deed from David Mayhood, unmarried, of record in Instrument No. 20210312-0032766, in the Register's Office of Davidson County, Tennessee, dated March 2, 2021 and recorded on March 12, 2021.

Being the same property conveyed to Elizabeth Nostrand, an unmarried woman and David Mayhood, an unmarried man, as joint tenants with rights of survivorship, by Warranty Deed from Freddy G. Padgett, a single man, of record in Instrument No. 20190903-0088117, in the Register's Office of Davidson County, Tennessee, dated August 27, 2019 and recorded on September 03, 2019.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/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 whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this 28 th day of July, 2022.

Elizabeth A. Nostrand

STATE OF Florida
COUNTY OF Lee

On this 28th day of July, 2022, before me personally appeared Elizabeth A. Nostrand, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of July, 2022.

Notary Signature
My commission expires: 1/28/24

EDITH VELAZQUEZ
MY COMMISSION # GG 917912
EXPIRES: January 28, 2024
Bonded Thru Notary Public Underwriters

AFFIDAVIT OF VALUE

STATE OF Florida)
COUNTY OF Lee)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth A. Nostrand
AFFIANT

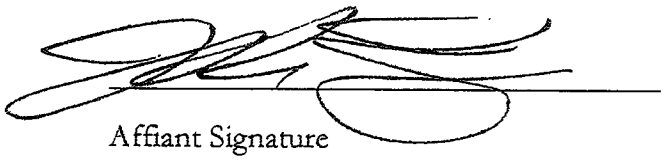
Sworn to and subscribed before me this 28th day of July, 2022

Notary Public
My commission expires: 1/28/24

EDITH VELAZQUEZ
MY COMMISSION # GG 917912
EXPIRES: January 28, 2024
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, Joshua A. Terry, 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 7/28/2022.



Affiant Signature

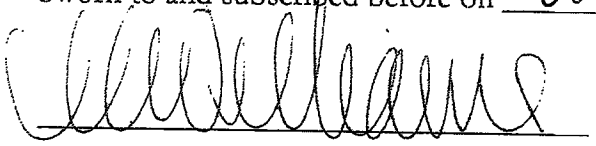
08/02/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 08/02/2022.



Notary Public



My Commission Expires: 5-23-23