Karen Johnson Davidson County
Batch# 904361 DEEDWARR
08/17/2022 10:11:58 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20220817-0093129

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

Subscribed and sworn to before me, this 5 day of August 2022.

Notary Public
My commission expires: 6-17-2024

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Property Friends TN, LLC<br>41 Peabody Street<br>Nashville, TN 37210 | New Owner | 070-05-0-017.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caitlin Snyder, unmarried, Katherine Snyder, married, as tenants in common with rights of survivorship,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Property Friends TN, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in in Davidson County, Tennessee, being the Northerly 60 feet of Lot No. 12 on the Plan of H.E. Simpkins Division of The Curtis Lands of record in Plat Book 547, page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning in the center of Lloyd Avenue at the Northwest corner of Lot No. 12, thence with the center of said avenue, South 13 degrees West 60 feet to a railroad spike; thence, South 88 degrees East 261.5 feet to an iron pin in a fence line; thence North 3 degrees 15 minute East 60 feet to the South line of Lot No. 14 on said plan; thence, North 88 degrees West 251 feet to the point of beginning.

Included in this description but excluded from this conveyance is a triangular tract of land conveyed to O.L. Simpkins, by Deed, as same appears of record in Book 1938, page 493, RODC, TN, which said tract is described as follows: Beginning at a point in the Easterly margin of Lloyd Avenue in the Northerly line of Lot No. 12, thence South 13 degrees West 36 feet with the Easterly Margin of said Avenue; thence North 46 degrees East 49 feet to the Southerly line of Lot No. 13; thence, with the Southerly line of Lot No. 13, North 88 degrees West 27 feet, to the point of beginning.

Being the same property conveyed to Caitlin Snyder, unmarried, Katherine Snyder, married, as tenants in common with rights of survivorship, by Warranty Deed from Nodirjon Radjabov, a married man, dated October 2, 2020 of record as Instrument No. 20201008-0117353, Register's Office for Davidson County, Tennessee.

Katherine Snyder did not reside in the home and her spouse holds no marital interest in the property.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2318 Lloyd Ave., Nashville, TN 37218

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 5th day of August, 2022.

Caitlin Snyder

Katherine Snyder by Caitlin Snyder
Her Attorney-in-Fact

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 **Caitlin Snyder,** the bargainor(s), with whom I am personally acquainted or 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 Franklin, Tennessee, this the 5th day of August, 2022.

Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 6-17-2024

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 **Caitlin Snyder**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Katherine Snyder**, and who acknowledged that he executed the same as the free act and deed of **Katherine Snyder**.

Witness my hand and official seal at Franklin, Tennessee, this the 5th day of August, 2022.

Notary Public

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2022077489