Karen Johnson Davidson County
Batch# 923531 DEEDWARR
09/30/2022 10:25:28 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20220930-0107986

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2022. Notary Public My commission expires: 2/26/2025

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John Claude Saniat and Lisette Alia Saniat	new owner	025-08-0A-059.00-CO
215 S Downs Circle		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Chancey Nicole Frost, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Claude Saniat and Lisette Alia Saniat, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Parkview Preserve, Phase 1A, Revision of Lots 58-68 of record in Plat at Instrument No. 20200320-0030811, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Parkview Preserve Holding LP, a Delaware limited partnership of record in Instrument No. 20200612-0060365 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 12, 2020.

Return to:
[illegible] Title and Escrow, LLC
[illegible]012 21st Avenue South
[illegible]shville, TN 37212
G-BMR-22-215

Being the same property conveyed to Chancey Nicole Frost, unmarried woman by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200928-0111179 Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on September 28, 2020.

This is improved property known as **215 S Downs Circle, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of September, 2022.

Chancey Nicole Frost

Chancey Nicole Frost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Chancey Nicole Frost, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of September, 2022.

Notary Public
My Commission Expires: 4/7/23

SolomonParks File No. 22-000978-526

