WARRANTY DEED

Karen Johnson Davidson County
Batch# 923545 DEEDWARR
09/30/2022 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20220930-0108016

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $875,000.00.

Affiant

Subscribed and sworn to me on September 28, 2022

NOTARY PUBLIC

My Commission Expires: 11-5-2025

J. WALKER LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 5, 2025

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36036

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Che Mock 1409A Hawkins Street Nashville, TN 37203	~~SAME AS NEW OWNER~~ 1411 A Hawkins St. Nashville TN 37203	-093-13-0M-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William F. Snyder**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Che Becori Mock**, sole owner, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A of the 1409 Hawkins Townhomes, a Horizontal Property Regime with Private Elements, establishing a Planned Unit Development by the Declaration of Covenants, Conditions and Restrictions as of record in Instrument No. 20131030-0112846, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set for the Declaration of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Planned Unit Development, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to William F. Snyder by Warranty deed from KPH Holdings, LLC of record in Instrument No. 20140807-0071149 Register's Office for Davidson County, Tennessee, dated August 04, 2014 and recorded on August 07, 2014.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Rights or claims of parties in possession not shown by the public records.
3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
4. Taxes or special assessments which are not shown as existing liens by the public records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
6. Easements or claims of easements not shown by the Public Records.
7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
8. Taxes for the year 2022, a lien not yet due and payable.
9. Subject to all matters shown on the Plan of record in Plat Book 1, Page 4, as revised in Instrument No. 20130305-0021701, Register's Office for Davidson County, Tennessee.
10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1409 Hawkins Townhomes A Horizontal Property Regime With Private Elements, with the By-Laws of 1409 Hawkins Owner's Association appended thereto as Exhibit "C", of record in Instrument Number 20131030-0112846, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
11. Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1409 Hawkins Townhomes A Horizontal Property Regime With Private Elements, of record in Instrument Number 20131030-0112846, Register's Office of Davidson County, Tennessee.
12. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
13. Subject to rights of others in and to the common areas and/or elements.
14. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1409A Hawkins Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does

covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hand(s) this 28th day of September, 2022.

William F. Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 28, 2022, before me personally appeared William F. Snyder to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 28, 2022.

NOTARY PUBLIC

My Commission Expires: 11-5-2025

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/28/22 (date of document).

Regina Sullo
Affiant Signature

9/30/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of Sept, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

