Karen Johnson Davidson County
Batch# 925016 DEEDWARR
10/04/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20221004-0109368

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2022.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G22-17149

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Herald Noel Snyder and Terri Eileen Snyder, Trustees of The Herald and Terri Snyder Family Trust dated August 17, 2021	Same as New Owner	025-00-0-161
(NAME)	(NAME)	
2030 Sheffield Drive	"	
(STREET ADDRESS)	(STREET ADDRESS)	
La Habra CA 90631	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Carol Lynn Driver, an unmarried woman, Dawn Driver Milanovich, an unmarried woman, and James Edwin Driver, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herald Noel Snyder and Terri Eileen Snyder, Trustees of The Herald and Terri Snyder Family Trust dated August 17, 2021**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 1 on the Plan of the Driver Subdivision as shown on the plat of record in Instrument No. 20140516 0042523, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carol Lynn Driver, individually, Dawn Driver Milanovich, individually, and James Edwin Driver, individually and Linda Driver who retained a life estate by Quitclaim Deed dated April 7, 2021, recorded April 12, 2021, in Instrument Number 20210412-0047818, in the Register's Office of Davidson County, Tennessee. See also Affidavit of Scrivener's Error of record in Instrument 20220715-0081251, Register's Office for said County. The said Linda Driver died July 28, 2022.

This is not the principal residence of the Grantors herein.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 204 Dora Drive, Goodlettsville, TN 37072.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 30th day of September, 2022.

Carol Lynn Driver

Dawn Driver Milanovich

James Edwin Driver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2022, before me personally appeared Carol Lynn Driver, Dawn Driver Milanovich, James Edwin Driver and , 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 30th day of September, 2022.

Notary Signature
My commission expires: 6/11/24

STATE OF TENNESSEE NOTARY PUBLIC DEANNA L COOPER MARSHALL COUNTY My Commission Expires

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PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9-30-2002 (date of document).

Affiant Signature

10-04-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY