WARRANTY DEED

Karen Johnson Davidson County
Batch# 954432 DEEDWARR
12/22/2022 11:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,334.96
20221222-0132092

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,800.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 19TH DAY OF DECEMBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 24, 2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 22243 - RS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Megan Snodgrass 1400 Jewel Street Nashville, TN 37207	New Owner	071 16 0 129.00

For and in consideration of the sum of Three Hundred Sixty Thousand Eight Hundred And 0/100 ($360,800.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ANDREW GEORGE LANTZ AND ROSANA CAROLINA PORTILLO, HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

MEGAN SNODGRASS, SINGLE

, hereinafter called the Grantees, his/her/their 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 southerly parts of Lot Nos. 26, 27 and 28 on the Map showing T. I. Ward Resubdivision of Lots in Williams and Hayes Company Belleview Plan, of record in Plat Book 974, Page 48, in the Register's Office for Davidson County, Tennessee. Said parts of Lots front 70.4 feet on the Westerly side of Jewell Street and run back 165.72 feet on the Northerly side and 151.14 feet on the Southerly line along the Northerly margin of Crockett Street, to a dead line measuring 76.5 feet.

BEING the same property conveyed to Andrew Lantz and Rosana Portillo, husband and wife, by Warranty Deed from Alison Broady, unmarried, dated November 19, 2015, recorded November 23, 2015 as Instrument No. 20151123-0118564, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 1400 Jewel Street, Nashville, TN 37207.

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ANDREW GEORGE LANTZ AND ROSANA CAROLINA PORTILLO, HUSBAND AND WIFE to MEGAN SNODGRASS FOR THE TRANSFER OF PROPERTY LOCATED AT 1400 JEWEL STREET, NASHVILLE, TN 37207.]

Witness our/my hand on the 19th day of December, 2022.

Andrew George Lantz

Rosana Carolina Portillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrew George Lantz and Rosana Carolina Portillo, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of December, 2022.

Notary Public
My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 19th day of December, 2022

K. Thomas Sidwell
Date: 12/19/22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of December, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

