Karen Johnson Davidson County
Batch# 975423 DEEDWARR
03/01/2023 08:30:30 AM 5 pgs
Fees: $28.00 Taxes: $1,024.90
20230301-0014374

Commitment Number: ITA2270TN-A

After Recording, Send To:
David & Kyle, LLC, A Tennessee limited liability company
7115 South Point Parkway, Suite 5 #104
Brentwood, TN 37027

This instrument prepared by:
Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Property Owner/Mail Tax Statements To:
David & Kyle, LLC, A Tennessee limited liability company, 7115 South Point Parkway, Suite 5 #104, Brentwood, TN 37027

PARCEL IDENTIFICATION NUMBER
120-05-0-045.00

GENERAL WARRANTY DEED

David Louis Snider, widowed, whose mailing address is **460 Poplar Springs Dr, Rogersville, AL 35652**, hereinafter grantors, for $277,000.00 (Two Hundred Seventy Seven Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **David & Kyle, LLC, A Tennessee limited liability company**, hereinafter grantees, whose tax mailing address is **7115 South Point Parkway, Suite 5 #104, Brentwood, TN 37027**, the following real property:

LOT NUMBER 126 on the plan of Stardust Acres of record in Plat Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Property Address is: 1302 Saturn Dr, Nashville, TN 37217

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Special Warranty Deed recorded as Instrument No. 20131011-0107063 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 120-05-0-045.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on February 13th, 2023:

David Louis Snider

David Louis Snider

STATE OF Alabama
COUNTY OF Lauderdale

The foregoing instrument was acknowledged before me on February 13th, 2023 by **David Louis Snider** who (is/are) personally known to me or (has/have) produced Driver's License as identification, and furthermore, the aforementioned person(s) (has/have) acknowledged that (his/her) signature(s) (was/were) (his/her) free and voluntary act for the purposes set forth in this instrument.

Misty M Steward

Notary Public Misty M Steward

04/13/2026

MISTY M STEWARD
NOTARY PUBLIC
EXP. 04.13.2026
STATE OF ALABAMA

State of Alabama

County of Lauderdale

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 270,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 13th day of February, 2023.

David Louis Snider

Affiant

David Louis Snider

Print Name

(Seal)

Misty M Steward

Notary Public

My commission expires:

04/13/2026

Misty M Steward

Print Name

MISTY M STEWARD
NOTARY PUBLIC
EXP. 04.13.2026
STATE OF ALABAMA

True Copy Certification

I, Jennifer Harris, 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 2.15.2023 (date of document).

Affiant Signature

2.15.2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of February, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

