Karen Johnson Davidson County
Batch# 984671 DEEDWARR
03/27/2023 08:44:30 AM 4 pgs
Fees: $23.00 Taxes: $795.50
20230327-0021928

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 37575-03-2023** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.<br>Affiant<br>Subscribed and sworn to before me this 24th day of March, 2023.<br>Notary Public<br>My Commission Expires: |

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CHARLES G. PATTERSON MY COMMISSION EXPIRES OCTOBER 2, 2023

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Claud Alan Snyder,<br>Christopher Alan Snyder<br>516 Fedders Drive<br>Madison, TN 37115 | **Send Tax Bills To:**<br>Christopher Snyder<br>811 Jones St.<br>Old Hickory, TN 37138 | **Tax Information:**<br>Map and Parcel No.:<br>04306018300 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lois R. Stacey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claud Alan Snyder, unmarried and Christopher Alan Snyder, married** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 516 Fedders Drive, Madison, TN 37115.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on the 24th day of March, 2023.

Lois R. Stacey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lois R. Stacey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2023.

Notary Public

My Commission Expires:

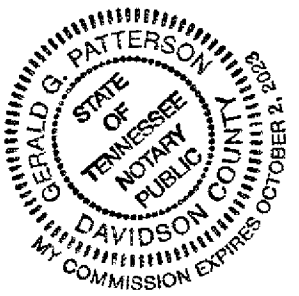


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Madison Park, Section 3, of record in Book 3500, page 104, Register's Office for said County.

Said Lot No. 55 fronts 75.0 feet on the southerly margin of Fedders Drive and extends back 135.9 feet on the easterly line and 140.2 feet on the westerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Lois R. Stacey, unmarried by deed dated August 11, 1977 from James H. Minnicks et ux Ruth E. Minnicks of record in Book 5184, Page 131, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 04306018300.
2. Restrictive Covenants contained in an instrument of record in Book 3794, Page 933, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 3500, Page 104, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 3/24/23 (date of document).

Affiant Signature

3/24/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of March, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

