Karen Johnson Davidson County
Batch# 1008660 DEEDWARR
05/30/2023 09 37 01 AM 2 pgs
Fees $13 00 Taxes $1,424 50
20230530-0040334

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1833

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of May, 2023

Notary Public

Commission Expires 1/26/25

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Whitney G Snyder 227 Swift Drive Goodlettsville, TN 37072	new owner	018-08-0-025 00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Rafael J. Guevara, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Whitney G. Snyder, an unmarried woman,

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

Land in Davidson County, Tennessee, being Lot No 4 and 5 on the Plan of Connell Estates, Section 2 of record in Plat Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Rafael J Guevara, a single man by Quitclaim deed from Rafael Guevara and Blanca Guevara, husband and wife of record in Instrument No 20180601-0052087, Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above

This is improved property known as 227 Swift 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 so 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 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

Dated this the 25th day of May, 2023

Rafael J Guevara

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~
Of Sumner

On this 25th day of May, 2023, before me personally appeared Rafael J Guevara and Johana Carolina Visliquez, 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 25th day of May, 2023

Chasity Petty
Notary Signature
My commission expires 9-27-26

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/27/2026
SUMNER COUNTY