Karen Johnson Davidson County
Batch# 1010466 DEEDWARR
06/02/2023 10 29.31 AM 2 pgs
Fees: $13 00 Taxes $1,517 00
20230602-0041779

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544609**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or for this transfer is $410,000 00 Michael Snedegar Affiant Subscribed and sworn to before me, this 31st day of May, 2023 Notary Public My Commission Expires 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Michael Clay Snedegar 5111 Ander Drive Brentwood TN 37027	Send Tax Bills To New Owner	Tax Information: Tax Parcel ID No 181 10 0E 010.00

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, **Michael King, unmarried man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Clay Snedegar, unmarried man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 10 on the Plat of Phase One, Section One, High Point, of record in Plat at Instrument No. 20101216-0100068, 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 Michael King, Unmarried Man by Warranty Deed from Lori Ann Mauney, Unmarried Woman of record in Instrument No 20200914-0104239 , in the Register's Office of Davidson County, Tennessee, dated September 10, 2020 and recorded on September 14, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Section One, High Point, as recorded in Instrument No 20101216-0100068.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110603-0042709, Supplemented in Instrument Nos. 20120119-0005431, 20120912-0082818; 20130820-0087853, 20140808-0071500; 20150622-0059582 and Amended in Instrument No. 20170811-0082700

Easement for Ingress and Egress, recorded in Instrument No. 20080214-0014939

Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances, recorded in Instrument No. 20090309-0020488.

Easement for Detention/Water Quality Ponds, BioRetention Areas, Water Quality Unit, Storm Drainage and/or Appurtenances, recorded in Instrument Nos. 20090309-0020517.

Easement for Right of Way, recorded in Instrument No 20090714-0065912.

Easement for Sanitary Sewers, Drainage, Flow, and Appurtenances, recorded in Instrument No. 20090805-0073466.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090309-0020470

This is improved property located at 5111 Ander Drive Brentwood TN 37027

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of May, 2023

Michael King

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael King, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024