Karen Johnson Davidson County
Batch# 1037084 DEEDWARR
08/10/2023 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20230810-0062133

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-937

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHT HUNDRED THOUSAND AND 00/100 DOLLARS ($800,000.00) cash in hand paid, the receipt of which is hereby acknowledged, AMANDA GIBBS, an unmarried person ("the Grantor") have this day bargained and sold, and by these presents do transfer and convey unto TIMOTHY KYLE SNYDER, and LINDSEY HEWIT QUEENER, joint tenants with common law rights of survivorship, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

Land in Davidson County, State of Tennessee, being Lot No. 13 of the Final Plat of Aberdeen Woods, Phase 1, as shown on plat of record in Plat Book 9700, Page 589, Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda gibbs, a single woman, by deed from Edwin L. Magras, and wife, Anessa A. Magras, dated August 01, 2016 and of record in Instrument No. 20160810-0083054 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Subject to the right-of-way of Cochran Drive.
2. All matters shown on plat of record in Book 9700. Page 589, in the Register's Office of Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions and reservations for Easement of record in Book 10790, Page 189, in Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantor covenant with the Grantees, that the Grantor is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2023 and as otherwise set forth herein. And the Grantor further covenant and bind the Grantor and the Grantor's successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 8 day of August, 2023.

Amanda Gibbs
AMANDA GIBBS

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared AMANDA GIBBS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS MY HAND and official seal at office in said County this 8 day of August, 2023.

Angela Stinson
NOTARY PUBLIC

My commission expires: 10-2-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8 day of August, 2023.

~~Angela Stinson~~ aw yerger
NOTARY PUBLIC aw

My commission expires: ~~10-2-23~~ aw 5/9/2026

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Map & Parcel No: 161-01-0B-013-00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
TIMOTHY SNYDER and LINSEY QUEENER
5305 Cochran Drive
Nashville, TN 37220

ANGELA MARIE STINSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/02/2023
COUNTY OF DAVIDSON

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **August 8, 2023**.

Date

Affiant Signature

August 10, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **10** day of **August**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)