Karen Johnson Davidson County
Batch# 1041874 DEEDWARR
08/23/2023 12:23:30 PM 4 pgs
Fees: $23.00 Taxes: $2,460.50
20230823-0065932

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63239
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Chloe Key 308 Artisan Lane Nashville, TN 37204	Legacy Home Loans dba Steadfast Mortgage 1036 Stearman Dr., Ste. 6 White House, TN 37188

TAX MAP PARCEL NUMBERS: 118060D06700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$665,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey M. Snyder, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chloe Key, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 67, Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument. No. 20130306-0022201, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stanley O. Snyder, married, and Jeffrey M. Snyder, unmarried, by Warranty Deed from Gale Park, LLC, dated June 11, 2013 and recorded on June 18, 2013, of record in Inst. No. 20130618-0062031, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 11, 2013, recorded July 16, 2013, of record in Inst. No. 20130716-0073361, said Register's Office, subject proeprty was conveyed to Jeffrey M. Snyder, unmarried.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record as described in Declaration of record in Document No. 20110224-015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201 and Document No. 20131230-0130919, corrected by Scrivener's Affidavit in Inst. No. 20110531-0041215 and Inst. No. 20200327-0033394, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Document Number 20110224-015350, Document No. 20110224-015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201 and Document No. 20131230-0130919, corrected by Scrivener's Affidavit in Inst. No. 20110531-0041215 and Inst. No. 20200327-0033394, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Gale Park Single Family Homeowners Association, Inc., of record in Inst. No. 201105100035846, said Register's Office; Inspection and Maintenance Agreement for private stormwater management facilities of record in Inst. No. 20100810-0063194, Register's Office for Davidson County, Tennessee.

Ann Clarke Snyder, spouse of Jeffrey M. Snyder, joins in execution of this instrument in order to convey any marital interest she may have in the subject property.

This is improved property, known as 308 Artisan Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of August, 2023.

Jeffrey M. Snyder

Ann Clarke Snyder

Ann Clarke Snyder

State of Tennessee

County of Davidson

On this 22nd day of August, 2023, before me the undersigned authority, personally appeared **Jeffrey M. Snyder and Ann Clarke Snyder**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $665,000.00.

x _____
Affiant

Sworn and subscribed before me this 22 day of Aug., 2023.

_____
Notary

My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

True Copy Certification

I, **Tonya Cherry,** 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 this the 22 day of August, 2023.

Affiant Signature
Date 8-22-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON