This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-21525-DJ

Karen Johnson Davidson County
Batch# 1053846 **DEEDWARR**
09/25/2023 02 03 19 PM 2 pgs
Fees $13 00 Taxes $1,665 00

20230925-0075248

Return to:
~~**Rudy Title and Escrow, LLC**~~
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~MM-BHR 23-4908~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000 00

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-24

Subscribed and sworn to before me, this the 21st day of September, 2023

Notary Public
My Commission Expires 07/09/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vladimir A ~~Pleitez~~ Albanez Pleitez 4908 Southport Cove Hermitage, TN 37076	NEW OWNER	098-13-0B-003-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cathy L. Snyder, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Vladimir A. Albanez Pleitez, a single man**, hereinafter called the Grantee(s), his/her/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 all Lot No 3, Newport, a planned unit development, according to survey and plat of same appearing of record in Book 9700, page 568, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Darrell L Snyder and Cathy L Snyder, husband and wife by Warranty Deed from Grover C Moss and Cindy Moss, husband and wife, dated June 23, 2016, recorded June 27, 2016, of record in Instrument No 20160627-0065321, Register's Office for Davidson County, Tennessee Darrell Lee Snyder died August 17, 2020 leaving Cathy L. Snyder surviving tenant by entirety

This is ☒ improved or ☐ unimproved property located at: **4908 Southport Cove, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

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 do 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 Whenever used, the singular number 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 21st day of September, 2023.

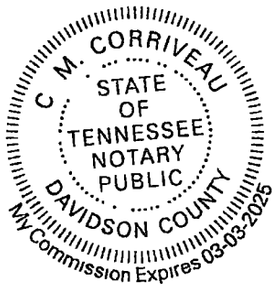
GRANTOR:

Cathy L. Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cathy L. Snyder, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 21st day of September, 2023



I. M. Lmn

Notary Public
My Commission expires. 3/3/2023