RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1057414 DEEDWARR
10/04/2023 12 06 33 PM 2 pgs
Fees $13 00 Taxes $2,956 30

20231004-0078100

File No RES-23-823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave , Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Nathan Alexander Sneddon	Capstar Bank	118 02 3R 002 00 CO
(NAME)	(NAME)	
823B Horner Avenue Nashville, TN 37204	1133 Ocean Ave Mail Stop Code DP913 Lakewood, NJ 08701	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ASHLEY A. WHITNEY, AN UNMARRIED WOMAN, AND JOSEPH A. CONRAD, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **NATHAN ALEXANDER SNEDDON, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 823B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 823 Horner, a Horizontal Property Regime, of record in Instrument Number 20180816-0081425, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description

Being part of the same property conveyed to Ashley A Whitney and spouse, Joseph A Conrad and Penelope T Conrad, a married person, from Seth Jennings, by Warranty Deed dated February 15, 2010, recorded March 19, 2010, in Instrument No 20100319-0020840, in the Register's Office of Davidson County, Tennessee

Further being part of the same property conveyed to Ashley A Whitney and Joseph A Conrad, wife and husband, from Penelope T Conrad, by Quitclaim Deed dated October 15, 2011, recorded November 2, 2011, in Instrument No 20111102-0085529, in the Register's Office of Davidson County, Tennessee

Ashley A Whitney and Joseph A Conrad are both now unmarried pursuant to Final Decree of Divorce, Case No 22D-868, in the Fourth Circuit Court for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record, 3) All easements of record, 4) All visible easements, 5) All matters appearing on the plan and/or plat of record, 6) All applicable government and zoning regulations

This is **improved** property, known as 823B Horner Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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

Witness my/our hand(s) this 3rd day of October, 2023

Ashley A Whitney

Witness my/our hand(s) this 2nd day of October, 2023

Joseph A Conrad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2023, before me personally appeared Joseph A Conrad, 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 2nd day of October, 2023

Kim D. Wyatt
Notary Signature
My commission expires 6/26/27

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2023, before me personally appeared Ashley A Whitney, 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 3rd day of October, 2023

Kim D. Wyatt
Notary Signature
My commission expires 6/26/27

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027