This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1057716 DEEDWARR
10/04/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231004-0078126

ADDRESS NEW OWNER:
Romany Nakhla
904 Pin Oak Drive
Antioch, TN 37013

SEND TAX BILL TO:
United Wholesale Mtg
585 South Boulevard E,
Pontiac, MI 48341

MAP/PARCEL 164-08-0A-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Franklin S. Snider and Michelle Snider, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Romany Nakhla,**
A married man **, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 206 on the Final Plat Section One Hallmark "A Cluster Lot Subdivision", of record in Instrument No. 20050315-0028142 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Franklin S. Snider, an unmarried man by Warranty deed from Dennis Butler Builders, LLC of record in Instrument No. 20180201-0010501 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 01, 2018. Michelle Snider, the spouse of Franklin S. Snider, joins in this conveyance to convey any and all right, title, or interest she may have in the above-described property by virtue of being the spouse of Franklin S. Snider.

This is improved property known as: **904 Pin Oak Drive, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 26th day of September, 2023.

WITNESS MY HAND on this the 26th day of September, 2023.

Franklin S. Snider

Michelle Snider

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Franklin S. Snider and Michelle Snider,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of September, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of September, 2023.

NOTARY PUBLIC

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES

My Commission Expires: _____

File No: 230369

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 26, 2023.

J. Carlton Drumwright

September 26, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 26, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY