Karen Johnson Davidson County
Batch# 1071205 DEEDWARR
11/14/2023 08:21:30 AM 5 pgs
Fees: $28.00 Taxes: $2,035.00
20231114-0088566

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel J. Snyder 168 Grove Lane S. Hendersonville, TN 37075	Daniel J. Snyder 168 Grove Lane S. Hendersonville, TN 37075	Parent M/P 080-04-0-076.00 (New Lot 1 M/P 080-04-0-117, New Lot 2 M/P 080-04-0-118 Lot 3 remains M/P 080-04-0-076.00)

THIS INDENTURE, made this 10th day of NOV, 2023 between

Charles W. Snyder, Jr., Regina S. Trainor, Anthony P. Snyder, Rebecca R. Hickman, Daniel J. Snyder, and Stephen A. Snyder, Jr.

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Daniel J. Snyder, married

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Numbers 1, 2, and 3, on the Final Plat Re-Subdivision of Lot 9 Sheegog's Subdivision at Bordeaux of record in Instrument Number 20230724-0056787, to where a more complete and detailed description of said lot can be found.

Being the same property conveyed to Miss Agnes Camille Brown, unmarried, by Deed from Della N. Brown, unmarried, of record in Book 5304, page 891, Register's Office for Davidson County, Tennessee. Agnes Camille Brown having died and under Item 4 & 4.1 of the Last Will and Testament of Agnes Camille Brown, deceased, of record in Probate File Number 06P865, Probate Court Clerk's Office for Davidson County, Tennessee, property was devised to her brother, Charles F. Brown, and sisters, Rose Mary Snyder, and Marie Therese Werrbach.

Being the same property conveyed to Rose Mary Snyder by Warranty Deed dated 12/31/2010 from Marie Therese Werrbach and husband Otto W. Werrbach, Jr. and Charles F. Brown and wife, Alberta O. Brown of record in Instrument No. 20110103-0000057, Register's Office for Davidson County, Tennessee. Rose Mary Snyder having died intestate on December 31, 2014, leaving Charles W. Snyder, spouse, and children Stephen A. Snyder, Charles W. Snyder, Jr., Regina S. Trainor, Anthony P. Snyder, Rebecca R. Hickman, and Daniel J. Snyder, as her heirs-at-law as established by Affidavit of Heirship recorded in Instrument Number 20211006-0134100, said Register's Office.

Being the same property conveyed to Stephen A. Snyder, Charles W. Snyder, Jr., Regina S. Trainor, Anthony P. Snyder, Rebecca R. Hickman, and Daniel J. Snyder by Quitclaim Deed dated 9/21/2021 from Charles W. Snyder, an unmarried man, of record in Instrument Number 20211006-0134101, Register's Office for Davidson County, Tennessee. Stephen Andrew Snyder now being deceased, having died 10/29/2021, leaving Stephen A. Snyder, Jr. as his sole heir-at-law.

This is (X) improved ( ) unimproved property known as: 1725 South Hamilton Rd, Nashville, TN 37218.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description was prepared from boundary survey prepared by David P. Brackman, Registered Land Surveyor, Tennessee No. 1684.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seals the day and year first above written.

Charles W. Snyder, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles W. Snyder, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6 day of November, 2023.

Notary Public

SHAWN C GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: 12-2-23

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seals the day and year first above written.

Regina S. Trainor

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Regina S. Trainor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6 day of November, 2023.

Notary Public

SHAWN C GLOVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: 12-2-23

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seals the day and year first above written.

Anthony P. Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Anthony P. Snyder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6 day of November, 2023.

Notary Public My Commission Expires: 12-2-23

SHAWN C GLOVER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seals the day and year first above written.

Stephen A. Snyder Jr.
Stephen A. Snyder, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Stephen A. Snyder, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6 day of November, 2023.

Notary Public My Commission Expires: 12-2-23

SHAWN C GLOVER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seals the day and year first above written.

Daniel J. Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel J. Snyder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6 day of Nov, 2023.

Notary Public My Commission Expires:

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2027

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seals the day and year first above written.

Rebecca R. Hickman

Rebecca R. Hickman

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca R. Hickman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in ~~Goodlettsville~~ Gulf Breeze, Florida, ~~Tennessee~~ on this the 2 day of November, 2023.

Jessica Lage
Notary Public

My Commission Expires: 02/02/2024

Notary Public State of Florida
Jessica Lage
My Commission GG 948144
Expires 02/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $550,000.00.

Daniel J. Snyder
Affiant

Sworn to and subscribed before me, this 6 day of NOV, 2023.

Melissa Heavener
Notary Public

My Commission Expires _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

Tennessee Certification of Electronic Document

I, Crystal Danton , 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 06 day of NOV 2023

Crystal Danton
Affiant Signature

11.13.2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of November, 2023.

Gina L Shoemake
Notary's Signature

NOTARY'S SEAL

