Karen Johnson Davidson County
Batch# 1120263 DEEDWARR
04/08/2024 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20240408-0024864

WARRANTY DEED

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Amanda Mapp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert Landon Snyder and Melissa Snyder	American Pacific Mortgage Corporaton	Parcel ID: 155 08 0C 021.00
(NAME) 6544 Chessington Dr.	(NAME) 3000 Lava Ridge Court, Suite 200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Roseville, CA 95661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lindsay Anne Lucas, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Landon Snyder and Melissa Snyder, husband and wife**, hereinafter called the Grantees, 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 Lot No. 21 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Pages 339 through 347, inclusive, as amended in Plat Book 7900, Pages 888 and 889 in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Austin Scott Lucas aka Austin Lucas and Lindsay Anne Lucas aka Lindsay Lucas, husband and wife from Anna A. MacDougall, unmarried by Warranty Deed dated August 9, 2019 and recorded on August 12, 2019 in Instrument No. 20190812-0079764, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Austin Scott Lucas and Lindsay Anne Lucas, husband and wife from Austin Scott Lucas a/k/a Austin Lucas and Lindsay Anne Lucas a/k/a Lindsay Lucas, husband and wife by Quitclaim Deed dated March 15, 2021 and recorded on March 24, 2021 in Instrument No. 20210324-0038569, Register's Office for Davidson County, Tennessee. The said Austin Scott Lucas having died on November 16, 2021 leaving Lindsay Anne Lucas as the surviving tenant by entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6544 Chessington Dr., Nashville, TN 37221

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. 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 our hands this 4th day of April, 2024

Lindsay Anne Lucas

STATE OF COLORADO

COUNTY OF Boulder

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Lindsay Anne Lucas, an unmarried woman, 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, this the 4th day of April, 2024.

Notary Public

My Commission Expires: 9/25/2027

(SEAL)

DEBORAH A NILSSON
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19954015196
MY COMMISSION EXPIRES SEP 25, 2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 04/04/2024.

Affiant Signature

04/08/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY