Karen Johnson Davidson County
Batch# 1120306 DEEDWARR
04/08/2024 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240408-0024916

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Sarah Hefferon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2024

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lagunas Ochoa Homes, LLC, a Georgia domestic limited liability company	Lagunas Ochoa Homes, LLC, a Georgia domestic limited liability company	061-12-0-098.00
(NAME)	(NAME)	
1238 Plymouth Ave.	1238 Plymouth Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Katie Lee Snyder, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lagunas Ochoa Homes, LLC, a Georgia domestic limited liability company,** 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. 75 on the Map of Eastdale Place, a Subdivision of Part of Lot No. 4 in the Division of the William Williams Land, of record in Book 547, pages 29 & 30, in the Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terrence L. Snyder and wife, Susan K. Snyder and Harriett C. Karsch, by Warranty Deed from Charles D. Underwood, Jr. and wife, Martha Love Underwood, dated June 28, 1991, of record in Book 8391, page 600, Register's Office for Davidson County, Tennessee. Harriet C. Karsch also known as Harriett C. Karsch died intestate on or about October 11, 1996 leaving Susan K. Snyder as her only heir as evidenced in Affidavits as to Heirs of record in Instrument No. 202404080024914 and Instrument No. 202404080024915, Register's Office for Davidson County, Tennessee. Terrence L. Snyder died on or about May 22, 1999, leaving Susan K. Snyder as surviving tenant by the entirety. AND Being the same property conveyed to Katie L. Snyder by Quitclaim Deed from Susan K. Snyder, dated March 4, 2021, of record in Instrument No. 20210326-0040150, Register's Office for Davidson County, Tennessee. Katie L. Snyder and Katie Lee Snyder are one in the same.

unimproved ☐

This is improved ☑ property, known as 1238 Plymouth Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the map of record in Book 547, pages 29 and 30; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 1st day of April, 2024.

Katie Lee Snyder

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Katie Lee Snyder, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of April, 2024.

Notary Public
My Commission Expires: _____

File No.: 38282

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 1, 2024** (date of document).

Affiant Signature

April 8, 2024

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25