Karen Johnson Davidson County
Batch# 1140810 DEEDWARR
05/30/2024 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240530-0039948

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2024.

Notary Public

My commission expires: 1/31/26

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John-Paul F. Liederbach	**New Owner**	**161-16-0A-134-00.CO**
433 Shadow Glen Drive		
Nashville, TN 37211		

FOR AND IN 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, WE,

Sara Brianne Stacy nka Sara B. Snyder, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John-Paul F. Liederbach, an unmarried man

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 Unit No. 134 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20050520- 0056887; Instrument No. 20051207-0147464, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sara Brianne Stacy, an unmarried woman, by Warranty Deed from Amanda D. Bawcom, an unmarried woman, of record in Instrument No. 20140617-0052743, dated June 10, 2014, Register's Office for Davidson County, Tennessee. Sara Brianne Stacy having since married and is now known as Sara B. Synder.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, amended in Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464, Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee.
c. Charter for Homeowners Association of record in Instrument No. 20040316-0029917, in the Register's Office for Davidson County, Tennessee.
d. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050094, in the Register's Office for Davidson County, Tennessee.
e. Sewer Easement of record in Book 9640, Page 881, in the Register's Office for Davidson County, Tennessee.
f. Drainage Easement of record in Book 7382, Page 755, in the Register's Office for Davidson County, Tennessee.

g. Joint Access Roadway Easement of record in Book 8064, Page 831 and Instrument No. 20000114000498l, in the Register's Office for Davidson County, Tennessee.
h. Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, in the Register's Office for Davidson County, Tennessee.
i. Easement of record in Instrument No. 20040917-0112429, in the Register's Office for Davidson County, Tennessee.
j. Easement of record in Instrument No. 20030626-0089015, in the Register's Office for Davidson County, Tennessee.
k. Quitclaim Deed of common areas to Homeowner's Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112, Instrument No. 20060105-0001844, Instrument No. 20070913-0109882, in the Register's Office for Davidson County, Tennessee.
l. Restriction of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
m. All matters of record in Plat Book 7900, Page 38, in the Register's Office for Davidson County, Tennessee.
n. Subject to rights of others in and to common areas/elements.
o. Subject to lien for special assessment contained in DCCR's/Master Deed.
p. Subject to HOA dues- if any.
q. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 433 Shadow Glen Drive, Nashville, TN 37211.

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 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 my/our hand(s) this 29th day of May, 2024.

Sara Brianne Stacy nka Sara B. Snyder

Sara Brianne Stacy nka Sara B. Snyder

*Kyle T. Snyder, spouse of Sara B. Snyder, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Kyle T Snyder

Kyle T. Snyder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Sara Brianne Stacy nka Sara B. Snyder and husband, Kyle T. Snyder, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2024.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 24-184
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 29th day of May, 2024

K. Thomas Sidwell
Date: 5-29-24

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 29 day of May, 2024

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

