Karen Johnson Davidson County
Batch# 1140944 DEEDWARR
05/30/2024 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240530-0040160

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447393**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2024. Notary Public My Commission Expires:

JONATHAN B HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle T. Snyder and Sara Snyder 157 Parker Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 182 06 0B 034.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Caroline Veronique Churchill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle T. Snyder and Sara Snyder, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 34, as shown on the map entitled MAJOR SUBDIVISION PLAT, OLD HICKORY CROSSING, PHASE 1, LOTS 14-36, 58 AND 76-82, of record as Instrument Number 20210628-0087595, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Caroline Veronique Churchill, unmarried, by General Warranty Deed from Patterson Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20211223-0169922, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021 and recorded on December 23, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAJOR SUBDIVISION PLAT, OLD HICKORY CROSSING, PHASE 1, LOTS 14-36, 58 AND 76-82, as recorded in Instrument No. 20210628-0087595.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210630-0088694.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060918-0114872.

This is improved property located at 157 Parker Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2024.

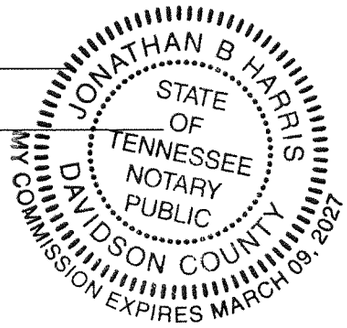
Caroline Veronique Churchill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Caroline Veronique Churchill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2024.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Russell J. McCann, 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

5/30/24.

Date

Affiant Signature

May 30, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 30th day of May, 2024

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON