Prepared by:
Record and Return To:
[illegible]man and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible] TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1164829 DEEDWARR
08/01/2024 10:29:02 AM 2 pgs
Fees: $13.00 Taxes: $5,919.63

20240801-0058349

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert J. Hornsey and Sondra K. Hornsey	NEW OWNER	117 13 0B 123.00
(NAME)	(NAME)	
203 Kensington Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Robert W. Sneed, as Trustee of the Robert W. Sneed Living Trust dated May 25, 2022**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert J. Hornsey and Sondra K. Hornsey, 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. 203 on the Plan of Abbottsford, Phase One, as of record in Book 6250, Pages 419-421, as amended in Book 6771, Pages 683, 688, and 693, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert W. Sneed, an unmarried man from John C. Tishler and wife, Sandee S. Tishler by Warranty Deed dated March 11, 2013 and recorded on March 15, 2013 in Instrument No. 20130315-0026161, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert W. Sneed, as Trustee of the Robert W. Sneed Living Trust dated May 25, 2022 from Robert W. Sneed, an unmarried man by Quitclaim Deed dated May 25, 2022 and recorded on June 1, 2022 in Instrument No. 20220601-0063265, Register's Office for Davidson County, Tennessee.

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.

This is improved property, known as 203 Kensington Park, Nashville, TN 37215

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 successors 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 hand this 31st day of July, 2024.

Robert W. Sneed, as Trustee of the Robert W. Sneed Living Trust dated May 25, 2022

BY: Robert W. Sneed

Robert W. Sneed
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert W. Sneed with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Trustee of the Robert W. Sneed Living Trust dated May 25, 2022, the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2024.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026