Karen Johnson Davidson County
Batch# 1297898 DEEDWARR
07/15/2025 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $854.70
20250715-0055803

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

File No. ML-25-10267

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Mark Camarata and Mary Camarata	Same as new owner	
(NAME)	(NAME)	
511 Jones Street, C3		044-11-0A-303.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138		
(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/we, **Susan Snyder, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Mark Camarata and Mary Camarata, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 C-3 of Lakeside Retirement Village Condominiums, a Horizontal Property Regime, which is of record in Book 7977, Page 92 and amended in Book 7977, Page 111 and Re-recorded in Book 8164, Page 151 and Book 8164, Page 171, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Susan Snyder, unmarried by Warranty Deed from Milton Keith, widower of record in Instrument No. 20210901-0117592 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on September 01, 2021.

This is property more commonly known as 511 Jones Street, C3, Nashville, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 14th day of July, 2025.

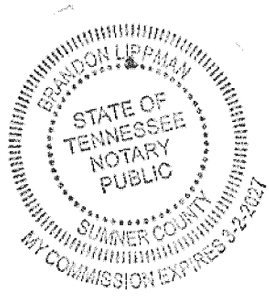
X Susan Lee Snyder
Susan Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2025, before me personally appeared Susan Snyder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2025.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **July 14, 2025**.

Date

Affiant Signature

July 14, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **July**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)