When recorded, return to:
Vorholt Title & Escrow, LLC
4235 Hillsboro Pike, Ste. 300
Nashville, TN 37215
File Number: TN-22-061

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17370-KS

Karen Johnson Davidson County
Batch# 875234 DEEDWARR
06/22/2022 10:02:47 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220622-0070890

STATE OF TENNESSEE
COUNTY OF Hawkins

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Colleen A Snyder
Affiant

Subscribed and sworn to before me, this the 9th day of June, 2022.

Notary Public
My Commission Expires: 02/28/2026

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura H. Romersa 8025 Arbor Drive Nashville, TN 37221	Laura H. Romersa 8025 Arbor Drive Nashville, TN 37221	128-14-0-141

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Colleen A. Snyder, a widow, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Laura H. Romersa, Trustee of Laura H. Romersa Revocable Living Trust Dated July 9, 2019, hereinafter called the Grantee(s), his/her/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. 127 ON THE PLAN OF SECTION THREE, HARPETH PARK, OF RECORD IN BOOK 4175, PAGE 14, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 127 FRONTS 81.00 FEET ON THE NORTHERLY MARGIN OF ARBOR DRIVE AND EXTENDS BACK 210.00 FEET ON THE SOUTHEASTERLY LINE AND 207.00 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 125.61 FEET THEREON.

Being the same property conveyed to Jerry W. Snyder and Colleen A. Snyder, husband and wife by Warranty Deed from Farhad Davachi, married of record as Instrument No. 20190114-0003501 in the Register's Office for Davidson County, Tennessee, dated January 11, 2019 and recorded on January 14, 2019. The same Jerry W. Snyder, having since died on January 4th, 2021, leaving Colleen A Snyder solely vested as the surviving tenant by the entirety.

This is improved property located at: **8025 Arbor Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 9th day of June, 2022.

GRANTOR:

Colleen A Snyder

Colleen A. Snyder

STATE OF TENNESSEE
COUNTY OF HAWKINS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Colleen A. Snyder, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2022.

Notary Public
My Commission expires: 02/28/2026

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE