WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company – Relocation Services, 5977 Preston Road, Suite 700, Frisco, TX 75034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rex A. Henderson and Rhonda B. Henderson	Rex A. Henderson and Rhonda B. Henderson	10304014700CO
(NAME)	(NAME)	
4310 Utah Avenue	4310 Utah Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 11th day of May, 2024, by and between **Mark Snape and Jennifer Rae Snape, husband and wife,** party of the first part, ~~and~~ **Rex A. Henderson and Rhonda B. Henderson, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 10, Block 1 on the Plan of Part of Sylvan Park of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Snape and Jennifer Rae Snape, husband and wife by Warranty Deed from Jeremy T. Hayes and Leanne K. Hayes, husband and wife, dated 07/26/2018, of record in Instrument No. 20180726-0073161, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said prty of the second part, their heirs, successors and assigns in fee-simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Karen Johnson Davidson County
Batch# 1148153 DEEDWARR
06/17/2024 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $5,365.00
20240617-0045352

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Mark Snape

Jennifer Rae Snape

STATE OF TX

COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark Snape, 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 11 day of May, 2024.

Commission expires:

JASON D RAMSEY
Notary ID #11527430
My Commission Expires
March 17, 2027

Notary Public

STATE OF TX

COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jennifer Rae Snape, 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 11 day of May, 2024.

Commission expires:

JASON D RAMSEY
Notary ID #11527430
My Commission Expires
March 17, 2027

Notary Public

EXHIBIT A

All matters are shown on the plat of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

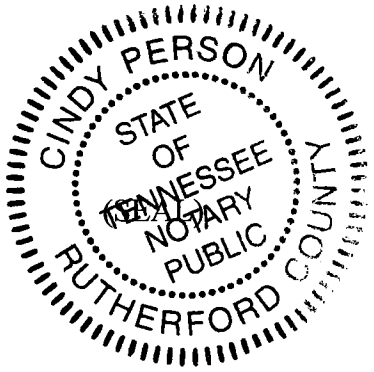
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5-11-2024.

Affiant Signature

6-17-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 17 day of June, 2024.



Notary Public

My Commission Expires: 4-19-2027

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