WARRANTY DEED

Karen Johnson Davidson County
Batch# 1194567 DEEDWARR
10/17/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20241017-0080364

File #24-PA-0935-P

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Konrad S. Snyder and Rachel J. Snyder	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
935 Forest Acres Court	**3940 North Ravenswood Avenue**	**160 01 0 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DAVID MATTHEW EDDMENSON AND CARRIE E. EDDMENSON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KONRAD S. SNYDER AND RACHEL J. SNYDER, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 on the Plan of FOREST ACRES SUBDIVISION, SECTION IV, as of record in Plat Book 2331, Page 156, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David Matthew Eddmenson and Carrie E. Eddmenson, husband and wife, by Warranty Deed from Ed Tossing and wife, Gail Tossing, of record in Instrument No. 20200415-0039506, in the Register's Office of Davidson County, Tennessee, dated April 09, 2020 and recorded on April 15, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST ACRES SUBDIVISION, SECTION IV, as recorded in Plat Book 2331, Page(s) 156.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2633, Page 581, as amended in Book 2646, Page 75.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 935 Forest Acres Court, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th day of October, 2025.

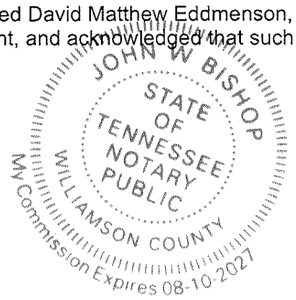
David Matthew Eddmenson

Carrie E. Eddmenson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2024, before me personally appeared David Matthew Eddmenson, 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 15th day of October, 2024.

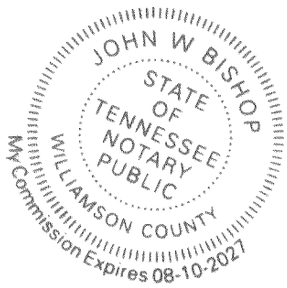


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2024, before me personally appeared Carrie E. Eddmenson, 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 15th day of October, 2024.



Notary Signature
My commission expires:

True Copy Certification

I, **Pam Autry,** 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 this the 15 day of October, 2024.

15PM

Affiant Signature

Date 10/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027