Karen Johnson Davidson County
Batch# 1197554 DEEDWARR
10/24/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20241024-0082600

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4382-MC

STATE OF ~~TENNESSEE~~ Louisiana
COUNTY OF Terrebonne

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Angela Marie Bigham Andrew Bigham
Affiant

DAWN NICOSIA BUQUET
Notary Public
State of Louisiana
Terrebonne Parish
Notary ID # 184929
My Commission is for Life

Subscribed and sworn to before me, this the 15th ~~17th~~ day of October, 2024.

Dawn Nicosia Buquet
Notary Public
My Commission Expires: at death

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hayden Snyder 1308 Scarcroft Lane Nashville, TN 37221	FIRST FARMERS AND MERCHANTS BANK 816 SOUTH GARDEN STREET COLUMBIA, TN 38401	141 05 0A 193.00

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, **Andrew Bigham and Angela Marie Bigham, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hayden Snyder, an unmarried man**, 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. 193, on the Plan of AVONDALE PARK, PHASE 2, SECTION 3-B, as shown by plan of record in Instrument No. 20110208-0011099, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Andrew Bigham and Angela Survant A/K/A Angela Marie Bigham, husband and wife, by Warranty Deed from Patrick S. Foree And Allison R. Foree, formerly known as Allison R. Griffin, husband and wife, of record in Instrument No. 20180928-0096385, in the Register's Office for Davidson County, Tennessee, dated September 25, 2018, and recorded on September 28, 2018.

This is ☒ improved or ☐ unimproved property located at: **1308 Scarcroft Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2025, which is a lien not yet due and payable. The 2024 Property taxes were paid at the time of closing and have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor; 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 15 day of October, 2024.

GRANTOR:

Andrew Bigham
Andrew Bigham

Angela Marie Bigham f/k/a Angela Survant
Angela Marie Bigham f/k/a Angela Survant

STATE OF Louisiana
COUNTY OF Terrebonne

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Andrew Bigham and Angela Marie Bigham**, 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 15 day of October, 2024.

Dawn Nicosia Buquet
Notary Public
My Commission expires: at death

DAWN NICOSIA BUQUET
Notary Public
State of Louisiana
Terrebonne Parish
Notary ID # 184929
My Commission is for Life

202410240082600

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 21. 2024.

Affiant Signature

24th day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

