This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $724,900.00.

Affiant

Subscribed and sworn before me this the 21 day of November, 2024.

Notary Public
My commission expires:

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

Karen Johnson Davidson County
Batch# 1208102 DEEDWARR
11/25/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20241125-0091718

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Austin Fuller and Sara Snowberger 5708 Hearthstone Ln. Brentwood, TN 37027	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	160-15-0 019.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH D. COOMER AND TRACY TORRES A/K/A TRACY M. COOMER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARA SNOWBERGER A SINGLE WOMAN AND AUSTIN FULLER A SINGLE MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 171 on the Resubdivision of Lots 171 & 172, Hearthstone Subdivision, Phase I, of record in Book 5190 Page 797, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Joseph D. Coomer and Tracy M. Coomer, husband and wife, by deed dated 02/16/2022, from Ryan M. Juzwiak and Jessika E. Jozwiak, husband and wife, of record in Instrument No. 20220303-0024120, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5708 Hearthstone Ln., Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21 day of November, 2024.

Joseph D. Coomer

Tracy M. Torres a/k/a Tracy M. Coomer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph D. Coomer and Tracy Torres a/k/a Tracy M. Coomer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of November, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **November 21, 2024**.
Date

Affiant Signature

11/21/2024
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **21** day of **November**, 20**24**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026