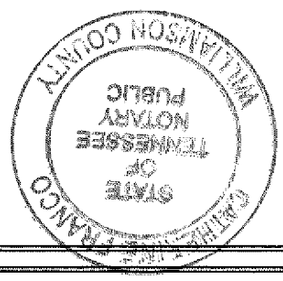
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149793**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Maury) The actual consideration or value, whichever is greater, for this transfer is: $189,000.00. Diana Carpenter Affiant Subscribed and sworn to before me, this 11th day of February, 2025. Notary Public My Commission Expires: 5.14.25



Karen Johnson Davidson County
Batch# 1237593 DEEDWARR
02/13/2025 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $699.30
20250213-0011149

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leah Jordan Brady 810 Bellevue Road, Unit 228 Nashville TN 37221	New Owner	Tax Parcel ID No. 142-06-0A-228.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Ronald Snyder and Mary Lynn Snyder, Co-Trustees of The Snyder Family Revocable Trust dated February 7, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leah Jordan Brady**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building 36, Unit No. 228 , together with Garage designated as No. 1, on the Plan of Peppertree - Creekside Meadows Condominiums, of record in Plat Book 4675, pages 128, 129 and 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of "Peppertree" Creekside Meadows Condominiums , a horizontal property regime established by Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086,page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, Register's Office .

Being the same property conveyed to ERIC R. SNYDER AND MARY LYNN SNYDER, HUSBAND AND WIFE, by deed from LARRY PAUL CAINE AND MARY MONTAGUE CAINE, HUSBAND AND WIFE, of record in Instrument No. 20171218-0128646, dated December 14, 2017, said Register's Office.

ERIC R. SNYDER AND MARY LYNN SNYDER, HUSBAND AND WIFE conveyed to ERIC RONALD SNYDER AND MARY LYNN SNYDER, CO-TRUSTEES OF THE SNYDER FAMILY REVOCABLE TRUST DATED FEBRUARY 7, 2022, by quitclaim deed of record in Instrument No. 20220216-0018220, dated February 7, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 142-06-0A-228.00 CO.

Matters shown on the Plan of record in Plat Book 4675, pages 128-130, said Register's Office.

Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973, By-laws amended in Book 6237, page 644, and Book 6535, page 724, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20040603-0065549, said Register's Office.

Easement(s) granted to Comcast of Nashville I, LLC, of record in Instrument No. 20140902-079894, said Register's Office.

Agreement by and between Creekwood Apartments and Creekside Meadows of record in Book 5519, page 80, said Register's Office.

This is improved property located at 810 Bellevue Road, Unit 228 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 11th day of February, 2025.

The Snyder Family Revocable Trust dated February 7, 2022

Co-Trustee

By: Eric Ronald Snyder, Co-Trustee

Mary Lynn Snyder, Co-Trustee

By: Mary Lynn Snyder, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Ronald Snyder and Mary Lynn Snyder, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The Snyder Family Revocable Trust dated February 7, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of February, 2025.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Feb. 11, 2025.

Affiant
Date: February 13, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of February 2025

Notary Public

My Commission Expires: 6.14.26

