Karen Johnson Davidson County
Batch # 1245908 DEEDWARR
03/11/2025 02 50 39 PM 2 pgs
Fees $13 00 Taxes $1,616 90
20250311-0018476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$440,000 00~~ $437,000.00

Affiant

Subscribed and sworn to before me, this 6th day of March, 2025.

Notary Public

My commission expires 11-3-25

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-2531

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sage Tuell and Antonia Calderaro	Same as New Owner	095-12-0-048.00
2531 Woodberry Dr.		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Samuel Wade Snell, married man and Steven Warner Snell, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sage Tuell and Antonia Calderaro, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 6 on the Plan of Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, 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 JP Investment Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Christopher Kobylarz, married of record in Instrument No 20220622-0071009 Register's Office for Davidson County, Tennessee, dated June 15, 2022 and recorded on June 22, 2022

Being the same property conveyed to Samuel Wade Snell, a single man, and Steven Warner Snell, a married man, as Joint Tenants in common with The right of Survivorship by Warranty Deed from JP Investment Group, LLC, a Tennessee Limited Liability Company of record in Instrument No 20221128-0124861 Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on November 28, 2022 Samuel Wade Snell has since married Chad St Martin, spouse of Samuel Wade Snell never resided in said property and does not hold any marital interest This was never a residence of Steven Warner Snell

This is improved property known as **2531 Woodberry Dr., Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of March, 2025

Samuel Wade Snell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State the within named, Samuel Wade Snell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 7th day of March, 2025.

Notary Public
My Commission Expires. 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3 day of March, 2025

Steven Warner Snell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven Warner Snell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3 day of March, 2025.

Notary Public
My Commission Expires: 4-26-2025

Lenders Title Company File No 24-000676-626

STATE OF MISSISSIPPI
CORY ANTONIO DEMOND ADAMS
NOTARY PUBLIC
ID No. 230739
Commission Expires
April 26, 2025
LOWNDES COUNTY