Prepared by·
Record and Return to·
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

STATE OF Tenn
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $685,000 00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 15 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb 28, 2026

Karen Johnson Davidson County
Batch # 1262286 DEEDWARR
04/21/2025 10 17 29 AM 2 pgs
Fees $13 00 Taxes $2,534 50
20250421-0029931

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP0PARCEL NO (S)
Haley E Gandara and Enrique A Gandara	Haley E Gandara and Enrique A Gandara	180-02-0A-079 00-CO
(NAME) 1505 Simpson Court	(NAME) 1505 Simpson Court	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Raed H Snan, a married man, and Nickolus L. Snan, an unmarried man, as tenants in common, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Haley E. Gandara and Enrique A. Gandara, wife and husband , "the Grantee," the following described real estate in Davidson County, Tennessee

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No 38 on the Plan of Section Two, The Ridge at Stone Creek Park of record in Plat at Instrument No. 20060120-0007577, 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 Raed H Snan and Nickolus L. Snan, an unmarried man, as tenants in common by Warranty Deed from Mohamed E. Makky, a single man of record in Instrument No 20210726-0100183 Register's Office for Davidson County, Tennessee, dated July 21, 2021 and recorded on July 26, 2021.

Jumana Snan, spouse of Raed H. Snan, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1505 Simpson Court, Nashville, TN 37211

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15 day of April, 2025

Raed H. Snan

Jumana Snan

Nickolus L. Snan

STATE OF NORTH CAROLINA
COUNTY OF Wake

On this 15 day of April, 2025, before me personally appeared Raed H. Snan, Jumana Snan and Nickolus L. Snan, 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 15 day of April, 2025.

Notary Signature
My commission expires: 7/02/2026

DIANA A. MENEZES
My Commission Expires
NOTARY PUBLIC
July 2, 2026
WAKE COUNTY, NC