Karen Johnson Davidson County
Batch# 1278182 DEEDWARR
05/27/2025 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250527-0041495

WARRANTY DEED
Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. ML-25-8965

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillips Builders, LLC, a Tennessee Limited Liablity Company	New Owner	
(NAME) 3195 Doak Avenue	(NAME)	080-04-0-117.00 (as to Lot 1), 080-04-0-118.00 (as to Lot 2)
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Daniel J. Snyder, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillips Builders, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 1 and Lot No. 2 on the Plan of Final Plat Re-Subdivision of Lot 9 Sheegog's Subdivision At Bordeaux of record in Plat at Instrument No. 20230724-0056787, 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 a portion of the same property conveyed to Rose Mary Snyder by Warranty Deed from Marie Therese Werrbach, a married person and Charles F. Brown of record in Instrument No. 20110103-0000057 in the Register's Office for Davidson County, Tennessee, dated December 31, 2010 and recorded on January 03, 2011. The said Rose Mary Snyder died intestate on or about December 31, 2014, thereby vesting ownership into her heirs at law: Charles W. Snyder (spouse), Stephen A. Snyder, Charles W. Snyder, Jr., Regina S. Trainor, Anthony P. Snyder, Rebecca R. Hickman, and Daniel J. Snyder (children). SEE ALSO: Affidavit of Heirship of record Instrument No. 20211006-0134100, in the Register's Office for Davidson County, Tennessee.

Charles W. Snyder (spouse) subsequently conveyed his interest in the property to Stephen A. Snyder, Charles W. Snyder, Jr. Regina S. Trainor, Anthony P. Snyder, Rebecca R. Hickman, and Daniel J. Snyder by Quitclaim Deed of record in Instrument No. 20211006-0134101, in the Register's Office for Davidson County, Tennessee, dated September 21, 2021 and recorded on October 06, 2021.

Heir Stephen A. Snyder subsequently died intestate on or about October 29, 2021, thereby vesting his ownership into his heirs at law: Stephen Andrew Snyder, Jr. SEE ALSO: Affidavit of Heirship of record in Instrument Number 20231114-0088638, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Daniel J. Snyder, married by Warranty Deed from Charles W. Snyder, Jr., Regina S. Trainor, Anthony P. Snyder, Rebecca R. Hickman, Daniel J. Snyder, and Stephen A. Snyder, Jr. of record in Instrument No. 20231114-0088566, in the Register's Office for Davidson County, Tennessee, dated November 06, 2023 and recorded on November 14, 2023.

The subject property was not a marital residence of Grantor and as such is not subject to any marital or homestead interest.

This is property more commonly known as 3195 Doak Avenue, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 20th day of May, 2025.

Daniel J. Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2025, before me personally appeared Daniel J. Snyder, 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 20th day of May, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **May 20, 2025**.

Date

Affiant Signature

May 20, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20th** day of **May**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)