This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10045

Karen Johnson Davidson County
Batch # 1281554 DEEDWARR
06/05/2025 08 14 35 AM 2 pgs
Fees $13 00 Taxes $1,098 90
20250605-0044080

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, is $297,000.00

Sworn to and subscribed before me this 27 day of May, 2025.

~~Affiant~~

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Saef Farag Nancy Farag 221 Woodmaker Ct. Nashville, TN 37214	New Owner	096-09-0-114.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David W. Garrett, as Trustee of the Chris Snoddy Trust dated March 31, 2022, and David W. Garrett, individually,** hereinafter called the "Grantor," has bargained and sold, and by these presents do transfer and convey unto **Saef Farag and Nancy Farag, husband and wife,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Map of Donelson Heights, as of record in Book 1424, Page 35, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of Surrey Road at the common corner of Lots 33 and 34; thence with the line between said lots, easterly 140.08 feet to the common corner of said lots and Lots 35 and 36; thence northerly with the line between lots 35 and 34, 100 feet to the southerly margin of McCampbell Avenue; thence with the margin of said avenue, westerly 115.28 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the easterly margin of Surrey Road; thence with the margin of said road, southerly 75 feet to the point of beginning.

Being the same property conveyed to Christopher R. Snoddy by Warranty Deed from Billy Butler Cole of record in Instrument No. 201410010090719 Register's Office for Davidson County, Tennessee, dated September 17, 2014 and recorded on October 01, 2014.

Being the same property conveyed to David W. Garrett, as Trustee of the Chris Snoddy Trust under Agreement dated March 31, 2022 by Quitclaim Deed from David W. Garrett, Personal Representative of the Estate of Raymond Christopher Snoddy of record in Instrument No.

20240515-0035925 Register's Office for Davidson County, Tennessee, dated May 10, 2024 and recorded on May 15, 2024. Raymond Christopher Snoddy died on or about January 20, 2023.

This is improved property known as **2801 Surrey Road, Nashville, TN 37214.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

David W. Garrett joins in this instrument to convey any interest he may have acquired individually under the Last Will & Testament of Raymond Christopher Snoddy.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27 day of May, 2025.

David W. Garrett, as Trustee of the Chris Snoddy Trust dated March 31, 2022

David W. Garrett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David W. Garrett**, the within named bargainor, with whom I am personally acquainted (or proved his identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of May, 2025.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY