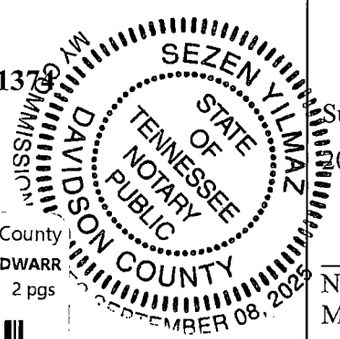
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651378**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $340,000.00. Affiant Subscribed and sworn to before me, this 9th day of July, 2025. Notary Public My Commission Expires:



Karen Johnson
Batch # 1295679
07/10/2025 09:44:38 AM
Fees: $13.00 Taxes: $1,258.00

Davidson County
DEEDWARR
2 pgs

20250710-0054251

WARRANTY DEED

Address New Owner: Alan Snetman and Jon Snetman 1900 Richard Jones Road, Unit Y2 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-15-0A-014.00 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, **T. Stephen Prewitt and Terry W. Prewitt, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Alan Snetman and Jon Snetman, husband and wife**, ("Grantees"), their 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 Unit No. TH D- 2 , on the Plan of Green Hills Terrace, of record in Plat Book 5200, page 64, 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 The Green Hills Terrace , a horizontal property regime established by Master Deed of record in Book 5304, page 702, amended in Book 7841, page 557, Register's Office .

Being the same property conveyed to T. STEPHEN PREWITT AND WIFE, TERRY W. PREWITT, by deed from MARY CANDICE CHRISTIE AND HUSBAND, MICHAEL WORSHAM, of record in Book 8156, page 854, dated July 16, 1990, 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. 117-15-0A-014.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 64, said Register's Office.

Master Deed of record in Book 5304, page 702 and amended in Book 7841, page 557, said Register's Office.

Amended By-Laws of record in Book 9830, page 181, said Register's Office.

Easement(s) of record in Book 4320, page 896, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, said Register's Office.

Grant of Easement(s) of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, said Register's Office.

This is improved property located at 1900 Richard Jones Road, Unit Y2 Nashville TN 37215

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 9th day of July, 2025.

T. Stephen Prewitt

Terry W. Prewitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, T. Stephen Prewitt and Terry W. Prewitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2025.

Notary Public

My Commission Expires: _____

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