Karen Johnson Davidson County
Batch# 1302672 DEEDWARR
07/25/2025 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,702.20
20250725-0059078

WARRANTY DEED

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. MM-25-10423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,325.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 5 · 24 · 28

(AFFIX SEAL)

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
Vincent L. Fouce	New Owner	
(NAME)	(NAME)	
825 & 827 N 5th Street		082-07-0-464.00 and
		082-07-0-465.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Rodney Snow and Rachel Rome, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vincent L. Fouce, unmarried,** 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:

Parcel 1:
Land in Davidson County, Tennessee, being Lot No. 43 in Miller's Addition to East Nashville, as of record in Book 57, Page 133, Register's Office for said County.
Said Lot No. 43 fronts 50 feet on the Easterly side of North fifth Street and runs back between parallel lines, 170 feet to an alley.

Parcel 2:
Being a part of Lot No. 44 on the plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 133, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner, Engineers, on September 27, 1961 as follows:

Beginning on an iron pin on the easterly margin of North Fifth Street at the common front corner of Lots Nos. 43 and 44 on the above plan; thence with the line between said Lots, South 83 deg. 00' East 169.81 feet to the westerly margin of an alley; thence with the westerly margin of said alley, North 8 deg. 08' East 1.06 feet to an iron pin in the southerly margin of Cleveland Street, as relocated; thence with the margin of Cleveland Street, as relocated, North 66 deg. 02' West 154.00 feet to an iron pin at the beginning of a curve; thence with said curve with the radius of 17.00 feet, southwesterly 31.42 feet to an iron pin in the easterly margin of North Fifth Street, thence with the easterly margin of said Street, South 8 deg. 04' West 30.05 feet to the beginning.

Being the same property conveyed to Rodney E Snow, IV, married by Warranty deed from Brad Chelstrom, unmarried and Charles Pickney, married of record in Instrument No. 20220909-0101012 Register's Office for Davidson County, Tennessee, dated 9/8/2022 and recorded on 9/9/2022.

Being the same property conveyed to Rodney E Snow, IV and Rachel C Rome, husband and wife by Quitclaim deed from Rodney E Snow, IV of record in Instrument No. 20250326-0022772 Register's Office for Davidson County, Tennessee, dated 3/25/2025 and recorded on 3/26/2025.

This is property more commonly known as 825 & 827 N 5th Street, Nashville, TN 37207.

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 24th day of July, 2025.

Rodney Snow

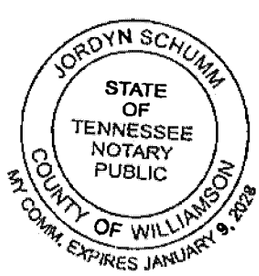
Rachel Rome

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2025, before me personally appeared Rodney Snow and Rachel Rome, 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 24th day of July, 2025.

Notary Signature
My commission expires:



Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Tennessee Certification of Electronic Document

I, Heather Guthrie, 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 **July 24, 2025** (date of document).

Affiant Signature

July 25, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **25th** day of **July**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

