Karen Johnson Davidson County
Batch# 1311073 DEEDWARR
08/15/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20250815-0065322

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-16-29
(AFFIX SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-BR-25-1312

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Herald and Terri Sndyer Family Trust dated Auguest 17, 2021	Indecomm Global Services Highlands Residential Mortgage	
(NAME)	(NAME)	
1312 Old Hickory Blvd	1427 Energy Park Drive	**041-00-0-007.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	St. Paul MN 55108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS OLIVER MCABEE, III AND CARIN D. MCABEE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEVIN SNYDER, UNMARRIED, AND TERRI E. SNYDER AND HERALD N. SNYDER AS TRUSTEES OF THE HERALD AND TERRI SNYDER FAMILY TRUST DATED AUGUST 17, 2021,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of K.J. Morris, deceased of record in Plat Book 57, Page 49, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Old Hickory Boulevard, at a stake at the Southwest corner of the property of James C.N. Melvin, et al, and running along the Melvin's Westerly line, North 1 degree 50 minutes East , 401 feet more or less to the South line of the property of Cecil Dale; thence along Dale's South line, North 86 degrees 05 minutes West, 212 feet to a stake; thence South 1.5 degrees West, 335 feet to a stake at the center line of Old Hickory Boulevard; thence South 67 degrees East along said Boulevard, 225 feet to the beginning, being 1.7 acres, more or less.

Being the same property conveyed to Thomas Oliver McAbee and Carin D. McAbee, husband and wife by Warranty Deed from Christina Ann Greer and Steven Christopher Greer, wife and husband and Bruce Kent Hays, unmarried of record in Instrument No. 20150630-0062978 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 30, 2015.

The said Thomas Oliver McAbee and Thomas Oliver McAbee, III are one in the same.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 49, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1312 Old Hickory Blvd, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 14 DAY OF AUGUST, 2025.

Thomas Oliver McAbee, III

Carin D. McAbee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS OLIVER MCABEE, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARIN D. MCABEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of August, 2025.

Notary Public
My Commission Expires: 7-2-29
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, 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 **August 14, 2025**.

Affiant Signature

8/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14** day of **August**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY