Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-3779

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of August, 2025

Notary Public

Commission Expires: 11/15/2028

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

TIARRA GRAYMAN NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1316462 DEEDWARR
08/29/2025 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,727.90
20250829-0069253

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Mark Finlay and Taylor Nicole Simpson 2416 Ravine Drive Nashville, TN 37217	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	135-16-0A-023.00-CO

WARRANTY DEED

FOR AND IN 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,

Jared Timothy Snyder and Anna Midgett Snyder, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Mark Finlay and Taylor Nicole Simpson, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 39 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, of record in Plat Book 5200, Pages 186 inclusive 189, through Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jared Timothy Snyder and Anna Midgett Snyder, husband and wife by Warranty Deed from Alice C. Stutts, an unmarried woman of record

in Instrument No. 20180129-0008640 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on January 29, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2416 Ravine Drive, Nashville, TN 37217

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 so 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.

Dated this the 27th day of August, 2025.

Jared Timothy Snyder

Anna Midgett Snyder

STATE OF TENNESSEE
COUNTY OF Wilson

On this 27th day of August, 2025, before me personally appeared Jared Timothy Snyder and Anna Midgett 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 27th day of August, 2025.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 8/27/25.

Affiant Signature – Joshua A. Terry

8/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/28/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27