Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510670 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$465,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale Affiant Sworn to and subscribed before me this 3rd day of September, 2025 Notary Public My Commission Expires

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

THIS INDENTURE, made this 3rd day of September, 2025, among

DEVIN SNYDER, UNMARRIED MAN AND HERALD NOEL SNYDER AND TERRI EILEEN SNYDER, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE HERALD AND TERRI SNYDER FAMILY TRUST DATED AUGUST 17, 2021, AND ANY AMENDMENTS THERETO

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CATHERINE LARGENT, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10 00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Map of Chappell's Subdivision of Lots No's. 21, 23, 25, 27, 29, 31, 33, 35 & 37, Monte Vista of record in Plat Book 1130, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, and part of Lot No. 25 on the Map of Monte Vista, of record in Book 421, Page 143, said Register's Office, lying in the rear of said Lot No. 4, described as follows:

Beginning at a point in the North margin of Alpine Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said lots, passing the Northerly corner of the same 170 feet, and with said line if extended, in all 362 feet, more or less, to a point; thence Easterly 55 feet to a point; thence Southerly, parallel to the first line, passing the common Northerly corner of lots nos. 4 and 5 at 192 feet, more or less, in all 362 feet, more or less, to a point in the North margin of Alpine Avenue; thence with the margin of the same, Westerly 55 feet to the beginning.

Being the same property conveyed to Devin Snyder, unmarried and Terri Snyder, married by deed from Samantha Creamer and Philip Creamer, wife and husband, dated February 11, 2021, of record in Instrument No. 20210211-0019920, Register's Office for Davidson County, Tennessee. The said Terri Snyder, joined by her spouse Herald Snyder conveyed her interest to Herald Noel Snyder and Terri Eileen Snyder, Trustees, or their successors in interest, of the Herald and Terri Snyder Family Trust dated August 17, 2021, and any amendments thereto, by deed dated September 16, 2021, of record in Instrument No. 20210924-0128264, said Register's Office.

Being also known as 1219 McAlpine Avenue, Nashville, TN 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any, further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office

Davidson County
Karen Johnson
DEEDWARR
Batch # 1318069
2 pgs
09/04/2025 10 31 04 AM
Fees $13 00 Taxes $1,720 50
20250904-0070632

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same, that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee, and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Devin Snyder

Herald Noel Snyder and Terri Eileen Snyder, Trustees, or their successors in interest, of the Herald and Terri Snyder Family Trust dated August 17, 2021, and any amendments thereto

BY: _____
Herald Noel Snyder, Trustee

BY: _____
Terri Eileen Snyder, Trustee

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 3rd day of September, 2025

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

_____
Notary Public
My Commission Expires _____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Herald Noel Snyder and Terri Eileen Snyder** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the T**rustees** of the **Herald and Terri Snyder Family Trust dated August 17, 2021, and any amendments thereto**

Witness my hand and official seal this 3rd day of September, 2025

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

_____
Notary Public
My Commission Expires _____

Owner Name & Property Address:

Name Catherine Largent
Address 1219 McAlpine Ave
City, State, Zip Nashville, TN 37216

Responsible Party For Taxes:

Name New Owner
Address _____
City, State, Zip. _____

Tax ID: 061-16-009.00