Karen Johnson Davidson County
Batch# 1323384 DEEDWARR
09/17/2025 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,695.45
20250917-0074223

Warranty Deed

RASHAWN D PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES APRIL 21, 2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $458,230.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Hunt and Rachel Evans	Joshua Hunt Rachel Evans	075-08-0-049.00
653 Albany Drive	653 Albany Drive	
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAULA F. SNYDER AND MARK D. SNYDER, JR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA HUNT AND RACHEL EVANS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 254 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 80.00 feet on the Northeasterly margin of Albany Drive and runs back between lines, 158.56 feet on the Northwesterly line and 161.42 feet on the Southeasterly line to a line in the rear, measuring 80.05 feet thereon.

Being the same property conveyed to Gaylon F. Richardson and wife, Paula F. Richardson by Warranty Deed from Paul R. Johnson and wife, Betty J. Johnson of record in Book 10609, Page 946, Register's Office for Davidson County, Tennessee, dated September 15, 1997 and recorded on September 16, 1997.

Being the same property conveyed to Paul F. Richardson by Quit Claim Deed from Gaylon F. Richardson and wife, Paul F. Richardson of record in Instrument No. 20121204-0111428 Register's Office for Davidson County, Tennessee, dated November 29, 2012 and recorded on December 04, 2012.

Being the same property conveyed to Paula F. Snyder, a married woman by Quit Claim Deed from Paula F. Snyder, formerly known as Paula F. Richardson, a married woman, joined by her spouse, Mark D. Snyder, Jr of record in Instrument No. 20171127-0120803 Register's Office for Davidson County, Tennessee, dated November 21, 2017 and recorded on November 27, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 653 Albany Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2025.

Paula F. Snyder

Mark D. Snyder, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Paula F. Snyder and Mark D. Snyder, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2025.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 16, 2025.

J. Carlton Drumwright

September 16, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 16, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY