Karen Johnson Davidson County
Batch# 1332570 DEEDWARR
10/10/2025 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20251010-0081132

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $337,000.00. Affiant Subscribed and sworn to before me, this the 9th day of October, 2025. Notary Public My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
Sarah Jane Montgomery	Same	094-16-0E-093.00-CO
743 Spence Enclave Lane		
Nashville, TN 37210		

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, **CASEY SNIEGOWSKI F/K/A CASEY GRIFFITH AND ALEXANDER SNIEGOWSKI, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH JANE MONTGOMERY, A SINGLE WOMAN,** 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 Unit 93 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842 and Instrument Number 20061213-0153595, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Casey Griffith and Alexander Sniegowski, wife and husband by Warranty Deed from Cory M. Porter, an unmarried man of record in Instrument No. 20201130-0138741 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on November 30, 2020.

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 743 Spence Enclave Lane, Nashville, TN 37210, 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 9th day of October, 2025.

Casey Sniegowski

Casey Sniegowski f/k/a Casey Griffith

Alexander Sniegowski

STATE OF IL
COUNTY OF Will

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Casey Sniegowski f/k/a Casey Griffith and Alexander Sniegowski, 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 8th day of October, 2025.

Notary Public

My Commission Expires: 9-20-2028

Official Seal
AMY MICHELE BAUMERT
Notary Public, State of Illinois
Commission No. 997253
My Commission Expires September 20, 2028

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 October 9, 2025.

J. Carlton Drumwright

October 9, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 9, 2025.

Notary

My Commission Expires: 11/21/26

