WARRANTY DEED

Karen Johnson
Batch # 1338211
10/24/2025 11 17 48 AM
Fees $18 00 Taxes $1,165 50

Davidson County
DEEDWARR
3 pgs

20251024-0084759

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF October 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
W.A. Investment Ventures, LLC and Foster Investment Group, LLC	Same as NEW OWNER	
(NAME) P.O. BOX 210641	(NAME)	041-15-0-002 00
(ADDRESS) NASHVILLE, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **THE CHARLES WENDELL SNYDER REVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **W.A. INVESTMENT VENTURES, LLC AND FOSTER INVESTMENT GROUP, LLC,** 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·

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 413 on the Map of Bellshire Estates Subdivision, Section "B" as of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee. Said Lot No. 413 fronts 276.5 feet on the North side of Bellshire Drive and runs back 391.3 feet on the Westerly line and 452.2 feet on the Easterly line, which is a broken line, to a deadline in the rear, measuring 52 feet thereon.

Being the same property conveyed to Charles Wendell Snyder and wife, Rose Brown Snyder by Warranty Deed from Wright and Sadler, Inc., a Tennessee Corporation of record in Book 2864, Page 125, Register's Office for Davidson County, Tennessee, dated January 22, 1959. Said Rose Brown Snyder died on December 31, 2014, vesting Charles Wendell Snyder as surviving tenant.

Being the same property conveyed to The Charles Wendell Snyder Revocable Trust by Quitclaim Deed from Charles Wendell Snyder of record in Instrument No. 20211022-0142396 Register's Office for Davidson County, Tennessee, dated October 08, 2021. Said Regina S. Trainor joins in this conveyance in her capacity as Attorney in Fact for Charles W. Snyder in order to convey any lingering interest he may have in subject property. Pursuant to Power of Attorney of Record in Instrument No. 20251014-0081662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1320 Bellshire Drive, Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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

Witness my hand this 21st day of October, 2025

THE CHARLES WENDELL SNYDER REVOCABLE TRUST

BY: Charles W. Snyder
CHARLES W. SNYDER, JR, CO-TRUSTEE

BY: Regina S. Trainor
REGINA S TRAINOR, CO-TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Charles W Snyder, Jr and Regina S Trainor with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustee of The Charles Wendell Snyder Revocable Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust

Witness my hand and official seal this 21st day of October, 2025.

Commission expires

D DYLA[illegible]OTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Witness my hand this 21st day of October, 2025

BY: Regina S Trainor

CHARLES WENDELL SNYDER BY: REGINA S TRAINOR, AS ATTORNEY-IN-FACT

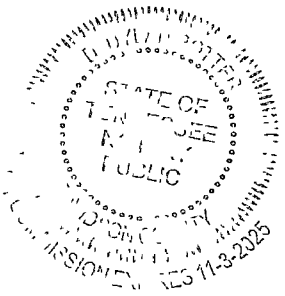
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina S Trainor, to me known to be the person who executed the foregoing instrument on behalf of Charles Wendell Snyder and acknowledged that she executed the same as the free act and deed of Charles Wendell Snyder.

Witness my hand and official seal this 21st day of October, 2025

Commission expires:



Notary Public