Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
and Return To:
Rosenthal Title, Inc
Hills Blvd., Suite 130
ville, TN 37215

39-B
File #25-1278

Karen Johnson Davidson County
Batch # 1338596 DEEDWARR
10/27/2025 10:10:55 AM 2 pgs
Fees: $13.00 Taxes: $8,112.25
20251027-0085068

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan M. Snyder, Trustee of the Susan M. Snyder Revocable Trust dated July 21, 2001**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Greg Oswald, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot "A" of the subdivision of the Southerly part of Lot No. 11 and all of Lots 12 and 13 of Block "K" on the Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 843, page 18, Register's Office for said County, described according to a survey made by John M. Sullivan, County Surveyor, May 18, 1950, as follows: Beginning on the Westerly margin of Page Road at the corner of Lots "A" and "B"; thence with the line between said two lots, North 77 degrees 16 minutes West, 202.5 feet to the Easterly margin of Lot No. 2 in said subdivision; thence Southwardly 108.3 feet; thence Southeastwardly 205.75 feet to the Westerly margin of Page Road; thence with the Westerly margin of said Road, Northwardly 119.87 feet to the beginning.

Being the same property conveyed to Susan M. Snyder by Warranty Deed from Copeland Avenue, LLC, a Tennessee limited liability company of record in Instrument No. 20110818-0063954, Register's Office for Davidson County, Tennessee, dated August 16, 2011 and recorded on August 18, 2011.

Being the same property conveyed to Susan M. Snyder, Trustee of the Susan M. Snyder Revocable Trust by Quitclaim Deed from Susan M. Snyder of record in Instrument No. 20110829-0066517, Register's Office for Davidson County, Tennessee, dated August 16, 2011 and recorded on August 29, 2011.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 217 Page Road, Nashville, TN 32705.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Greg Oswald
217 Page Road
Nashville, TN 32705

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
130-09-0-010.00

WITNESS THE EXECUTION HEREOF this 23rd day of October, 2025.

Susan M. Snyder Revocable Trust dated July 21, 2001

Susan M. Snyder, Trustee

Susan M. Snyder, Trustee

State of Tennessee)
County of Davidson)

On this 23rd day of October, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Susan M. Snyder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Susan M. Snyder Revocable Trust dated July 21, 2001, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of the Susan M. Snyder Revocable Trust dated July 21, 2001, as Trustee.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. ROSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,192,500.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of October, 2025.

Notary Public

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2029