This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10103

Karen Johnson Davidson County
Batch # 1342179 DEEDWARR
11/05/2025 09 46 45 AM 2 pgs
Fees $13 00 Taxes $2,405 00

20251105-0088136

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/27/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, is $650,000.00
Sworn to and subscribed before me this 3 day of November, 2025.

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Drees Premier Homes, Inc., 1651 Westgate Circle Brentwood, TN 37027	New Owner	102-08-0-066.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David W. Garrett, as Trustee of the Chris Snoddy Trust dated March 31, 2022,** hereinafter called the "Grantor," has bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., a Ohio Corporation,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 90, Section V, Plan of Horton Heights, according to survey and plat of same appearing of record in Book 1835, page 130, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David W. Garrett, as Trustee of the Chris Snoddy Trust, under agreement dated March 31, 2022 by Quitclaim Deed from David W. Garrett, Personal Representative of the Estate of Raymond Christopher Snoddy, dated May 10, 2024, recorded May 15, 2024, of record in Instrument No. 20240515-0035923, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Christopher R. Snoddy by Warranty Deed from Dana Copen, dated November 20, 2014, recorded November 21, 2014, of record in Instrument No. 20141121-0107511, said Register's Office. The said Christopher R. Snoddy aka Raymond Christopher Snoddy, having since died on January 20, 2023, his estate being administered pursuant to the Last Will and Testament admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 23P205.

This is improved property known as **6616 Wilhugh Place, Nashville, TN 37209.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 3 day of November, 2025.

David W. Garrett, as Trustee of the Chris Snoddy Trust dated March 31, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **David W. Garrett**, the within named bargainor, with whom I am personally acquainted (or proved his identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of November, 2025.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/27/2027
WILLIAMSON COUNTY