

WARRANTY DEED

The Wall Family Revocable Trust Agreement, dated December 20, 2010-P25-0274

STATE OF TN

COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Joe L Wall

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
The Wall Family Revocable Trust Agreement, dated December 20, 2010	Same	026.05-0-079.00
308 Two Mile Pike	405 Two Mile Pike Ste. E	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

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, I/we, **Katie Elizabeth Snyder and Daniel Ben Snyder**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **The Wall Family Revocable Trust Agreement, dated December 20, 2010**, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, described according to a survey by John Kohl & Company, dated July 5, 1985, as follows:

The point of beginning is a steel pin located in the easterly right-of-way of Two Mile Pike 600 feet South of an iron pin (located in the southeast intersection of the Two Mile Pike and L & N Railroad underpass); thence form the point of beginning north69 deg. east 165 feet to the L & N Railroad right-of-way; thence following the L & N Railroad right-of-way in a southerly direction 100.7 feet to a iron pin; thence south 69 deg. west 153 feet to the easterly right-of-way of Two Mile; thence following said right-of-way in a northerly direction 100 feet to the point of beginning.

Being the same property conveyed to Katie Elizabeth Snyder and Daniel Ben Snyder by Deed from Joe L. Wall, Trustee and Deborah L. Wall, Trustee of Wall Family Revocable Trust Agreement, dated December 20, 2010 of record in Inst # 20201130-0138993, recorded on 11/30/2020, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Book *_____, page _____, recorded on 11/10/2025, Register's Office for Davidson County, Tennessee

* 202511100089631

unimproved ☐
This is improved ☑ Property known as: **308 Two Mile Pike, Goodlettsville, TN 37072**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Karen Johnson Davidson County
Batch# 1343358 DEEDWARR
11/10/2025 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251110-0089632

Witness my/our hand(s) this 4 day of Nov., 2025

Daniel Snyder

Katie Snyder by Daniel Snyder, Attorney in Fact

STATE OF TN

County OF Sum

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel Ben Snyder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 4 day of Nov., 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Daniel Ben Snyder, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Katie Elizabeth Snyder, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Katie Elizabeth Snyder for the purposes therein described.

Witness my hand and official seal at Sum County, TN this 4 day of Nov., 2025.

My Commission Expires: _____

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Angel Hyde, 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 11.5.25 (date of document).

Angel Hyde
Affiant Signature

November 10, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10 day of November, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29