Karen Johnson Davidson County
Batch# 1353723 DEEDWARR
12/04/2025 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20251204-0096342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF November, 2025.

April Sumrold
Notary Public

MY COMMISSION EXPIRES: 12/19/25
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

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
Shane Sniteman and Ellen Sniteman	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
7206 Birch Bark Dr	408 Highway 76	142 11 0 098.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	White House, TN 37188	
(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, **BVH PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHANE SNITEMAN AND ELLEN SNITEMAN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of the SECTION TWO, VALLEY WEST, of record in Plat Book 3600, Page 86, Register's Office for said County.

Said Lot No. 38 fronts 104.1 feet on the Westerly margin of Birch Bark Drive and extends back 167.74 feet on the Southerly line and 181.05 feet on the Northerly line to a dead line in the rear, measuring 127.84 feet thereon.

Being the same property conveyed to BVH Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Bernice M. Adams, A Single Woman, of record in Instrument No. 20250414-0027791, in the Register's Office of Davidson County, Tennessee, dated April 08, 2025, and recorded on April 14, 2025.

Being the same property conveyed to Robert J. F. Adams and wife, Bernice M. Adams, by Warranty Deed from Richard J. McIntyre and wife, Beth G. McIntyre, of record in Book 7855, Page 579, in the Register's Office of Davidson County, Tennessee, dated June 01, 1989, and recorded on June 02, 1989. The said Robert J. F. Adams died on November 06, 2018, leaving Bernice M. Adams as surviving tenant by the entirety.

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 7206 Birch Bark Dr. Nashville, TN 37221
(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 25th day of [signature], 2025

BVH PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: [signature]
BRIAN HOANG, MEMBER

BY: [signature]
BRANDON HOANG, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Brian Hoang and Brandon Hoang,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Members** of **BVH Properties, LLC** the within named bargainor, a limited liability company, and that they as **Members**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing their names as **Members** of **BVH Properties, LLC**.

Witness my hand and official seal this 25th day of [signature], 2025

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2029

[signature]
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11-25-25.

Affiant Signature

3rd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028