THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P26-9206-WE

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00.

Courtney Carter Paschall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF January, 2026

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1367977 DEEDWARR
01/09/2026 02:32:20 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20260109-0002259

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Carter Paschall & Kevin Royce Paschall	New Owner	
2401 White Avenue	3119 New Hope Rd	10514026100
Nashville, TN 37204	Hendersonville TN 37075	
(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,

Janis Ian and Patricia Louise Snyder, a married couple, as joint tenants with rights of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney Carter Paschall and Kevin Royce Paschall, wife and husband,

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. 88 on the Plan of George I. Waddey's Subdivision of Westwood of record in Plat Book 332, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Louise Snyder, Trustee of Revenge Trust by Warranty deed from Andrew Hannibal Yamhure, and wife, Paula C. Yamhure of record in Instrument No. 20080902-0089530 Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded on September 2, 2008. See Scriveners Affidavit of record at Instrument No. 20090312-0022458

Being the same property conveyed to Patricia Louise Snyder, individually, as to one half interest by Quitclaim deed from Patricia Louise Snyder, Trustee of the Revenge Trust of record in Instrument No. 20100817-0065007 Register's Office for Davidson County, Tennessee, dated August 13, 2010 and recorded on August 17, 2010.

Being the same property conveyed to Janis Ian and Patricia Louise Snyder, as joint tenants with rights of survivorship by Quitclaim deed from Patricia Louise Snyder, Trustee of the Revenge Trust and Patricia Louise Snyder, individually of record in Instrument No. 20120217-0014288 Register's Office for Davidson County, Tennessee, dated February 17, 2012 and recorded on February 17, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **2401 White Avenue, Nashville, TN 37204**

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 our hands this the 6th day of January, 2026.

Janis Ian by M.H Chiames, Attorney in Fact
Janis Ian by Matt Chiames, Attorney-in-Fact

Patricia Louise Snyder by M.H Chiames, Attorney in Fact
Patricia Louise Snyder by Matt Chiames, 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 **Matt Chiames**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Janis Ian and Patricia Louise Snyder**, and that this instrument was executed on behalf of the said Janis Ian and Patricia Louise Snyder for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 2026-0109-0062258, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 6th day of January, 2026.

NOTARY PUBLIC

My Commission Expires: Nov 8 2027

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-UBT-252401