Please Record & Return to:
Freedom Title Services, LLC
135 Center Pointe Dr
Clarksville, TN 37040

WARRANTY DEED

Karen Johnson
Batch # 1378336
02/09/2026 02:00:01 PM
Fees: $13.00 Taxes: $1,239.50
20260209-0009537

Davidson County
DEEDWARR
2 pgs

STATE OF TN
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, ~~2025.~~ 2026

JAMIE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

~~Notary Public~~

MY COMMISSION EXPIRES: 4/25/29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Robert Marcotte and Susan Marcotte	Robert Marcotte and Susan Marcotte	091-16-0A-103.00-CO
(NAME) 103 Sylvan Glen Ct	(NAME) ~~103 Sylvan Glen Ct~~ 2170 Dover RD.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) ~~Nashville, TN 37209~~ Woodlawn, TN 37191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, John Edwin Snyder, a married man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Robert Marcotte and Susan Marcotte, husband and wife , "the Grantee," the following described real estate in Davidson County County, Tennessee:

The Land referred to herein below is situated in the County of Davidson County, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 103 of Sylvan Glen Condominiums Phase II, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Sylvan Glen Condominiums of record in Book 7249, page 526, as amended in Book 7346, page 974, in the Register's Office for Davidson County, Tennessee, subject to the provisions and requirements thereof, and by By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to said Master Deed.

Being the same property conveyed to Paula A. Snyder by Warranty Deed from Kazel Lee Carbone (fka Kazel Lee La Porte), married of record in Instrument No. 20070926-

0114744 Register's Office for Davidson County, Tennessee, dated September 26, 2007 and recorded on September 26, 2007.

Being the same property conveyed to John Edwin Snyder, unmarried by Warranty Deed from Paula A. Snyder, married of record in Instrument No. 20160907-0094155 Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 07, 2016.

The spouse of John Edwin Snyder, Julia Harrison, is not required to convey her right, title, interest, and marital interest to this property due to the fact that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 103 Sylvan Glen Ct, Nashville, TN 37209

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of January, 2026

John Edwin Snyder

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 30 day of January, 2026, before me personally appeared John Edwin Snyder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30 day of January, 2026.

Notary Signature
My commission expires: 9/3/29

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY