Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1393136
03/16/2026 09:53:43 AM
Fees: $18.00 Taxes: $1,572.50

Davidson County
DEEDWARR
3 pgs

20260316-0020521

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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 NUMBERS
Jason Tidwell	NEW OWNER	
(NAME)	(NAME)	105-09-0-138.00
2306 Cruzen Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **AUNDREA EPPS, MARRIED, KENNETH SNEAD, UNMARRIED, AND AUNDRA SNEED, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON TIDWELL, UNMARRIED,** 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, Lot No. 22, on the Map of the Bransford Realty Company's Re-subdivision of the north part of A. B. Hill's Subdivision of the Plant Lands, as of record in Book 421, Page 77, Register's Office of Davidson County, Tennessee. Said Lot No. 22 fronts 40 feet on the southerly side of Wade Street, formerly Wallace Avenue, and runs back between parallel lines, 150 feet to an alley.
Being the same property conveyed to Aundra Snead by Warranty Deed from J. W. McClure, a widower of record in Book 7445, Page 227, Register's Office for Davidson County, Tennessee, dated January 7, 1988 and recorded on January 7, 1988. Said Aundra Snead having died on or about March 16, 2024. Affidavits of Heirship of record in Instrument No. 20241007-0077660 and Instrument No. 20241007-0077661, recorded on October 07, 2024, and Affidavit of Heirship recorded in Instrument No. 20250627-0050962 and Instrument No. 20250627-0050963 recorded on June 27, 2025, Registers Office for Davidson County, Tennessee. Kenneth Snead a/k/a Kenneth Aundra Snead, Aundrea Epps a/k/a Aundrea Denise Snead, and Andrea Snead a/k/a Andrea Denise Snead are the lawful heirs at law pursuant to the Order Granting Motion for Default Judgment on Petition to Declare Heirs in the Seventh Circuit Court for Davidson County, Tennessee at Nashville in Docket No. 24P2539.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Witness my hand this 13th day of March, 2026

KENNETH SNEAD BY DYLAN POTTER,
AS 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, Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kenneth Snead and that he is authorized by Kenneth Snead to execute this instrument on his behalf.

Witness my hand and official seal this 13th day of March, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

Witness my hand this 13th day of March, 2026

ANDREA SNEAD BY DYLAN POTTER, AS 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, Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Andrea Snead and that he is authorized by Andrea Snead to execute this instrument on her behalf.

Witness my hand and official seal this 13th day of March, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

Dylan Potter herein signed as Attorney in Fact for Aundrea Epps. Said Power of Attorney is of record Instrument No. 20260316-0020520 **in the Registers office for Davidson County, Tennessee.**

Dylan Potter herein signed as Attorney in Fact for Kenneth Snead. Said Power of Attorney is of record Instrument No. 20260316-0020519 **in the Registers office for Davidson County, Tennessee.**

Dylan Potter herein signed as Attorney in Fact for Andrea Snead. Said Power of Attorney is of record Instrument No. 20260316-0020518 **in the Registers office for Davidson County, Tennessee.**

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 1107 Wade Ave, Nashville, TN 37203
(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 13th day of March, 2026

AUNDREA EPPS BY DYLAN POTTER,
AS 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, Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Aundrea Epps and that he is authorized by Aundrea Epps to execute this instrument on her behalf.

Witness my hand and official seal this 13th day of March, 2026.

Commission expires:

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Notary Public

CH2026-190