WARRANTY DEED

Karen Johnson
Batch # 1396364
03/23/2026 03:41:24 PM
Fees: $18.00 Taxes: $925.00
Davidson County
DEEDWARR
3 pgs
20260323-0023070

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$275,000.00~~ $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/28
(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
Gardenstreet, LLC, A Tennessee Limited Liability Company	SAME AS NEW OWNER	
(NAME) 1800 Rosewood Avenue	(NAME)	105-04-0-199.00
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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 AND KENNETH SNEAD AND ANDREA SNEAD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARDENSTREET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 47 on Trimble's National Hill Plan, amended as of record in Book 21, Page 121 Register's Office for said County. Said Lot No. 47 fronts 50 feet on the South side of Garden Street and runs back between parallel lines 120 feet to an alley.

Being the same property conveyed to Aundra Snead by Warranty Deed from Fronze W. Vanley, Lilly Pearl Vanley, Douglas L. Ridley a single person, Allen P. Ridley, Andrea Ridley, Hattie D. Stevens, Earl H. Stevens, Fannie M. Harris a single person, Novella Haddox and Freman Haddox of record in Book 7750, Page 501, in the Register's Office for Davidson County, Tennessee, dated November 05, 1988 and recorded on January 12, 1989.

Being the same property conveyed to Mildred S. Woodard, a Life Estate interest, by Quitclaim Deed from Aundra Snead of record in Book 8494, page 979, Register's Office for Davidson County, Tennessee, dated November 25, 1991 and recorded on November 26, 1991. Said Mildred S. Woodard having deceased on or about September 26, 2012, thereby extinguishing her Life Estate interest.
Said Aundra Snead having died on or about March 16, 2024. Affidavits of Heirship are of record in Instrument No. 20241007-0077660, Instrument No. 20241007-0077661, Instrument No. 20250627-0050962, and Instrument No. 20250627-0050963, Register's Office for Davidson County, Tennessee. Said Affidavits of Heirship contain certain errors. Title to the subject property vested at Aundra Snead's death in Aundrea Epps, Kenneth Snead, and Andrea Snead as heirs at law, as evidenced by Affidavit of Heirship of record in Instrument
No. 20241007-0077661, Register's Office for Davidson County, Tennessee. Said affidavit referenced Aundra Snead Swinger as a possible fourth child and heir of the decedent. The matter of paternity having been resolved in the negative pursuant to the "Order Granting Motion for Default Judgment on Petition to Declare Heirs" in Docket No. 24P2539, Seventh Circuit Court for Davidson County, Tennessee at Nashville, which Order is of record in Instrument No. 20260109-0002237, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-C25-19

CH2025-1386

Dylan Potter herein signed as Attorney in Fact for Aundrea Epps. Said Power of Attorney is of record Instrument No. 20260323-0023068 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. 20260323-0023069 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. 20260323-0023067 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 19 Garden Street, Nashville, TN 37210
(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 14th 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, the within named Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Aundrea Epps and acknowledged that he/she executed the same as the free act and deed of Aundrea Epps.

Witness my hand and official seal this 14th day of March, 2026.

Commission expires:

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

Notary Public

CH2025-1386

Witness my hand this 10th 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, the within named Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Kenneth Snead and acknowledged that he/she executed the same as the free act and deed of Kenneth Snead.

Witness my hand and official seal this 10th day of March, 2026.

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

Commission expires:

Notary Public

Witness my hand this 10th 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, the within named Dylan Potter, to me known to be the person who executed the foregoing instrument on behalf of Andrea Snead and acknowledged that he/she executed the same as the free act and deed of Andrea Snead.

Witness my hand and official seal this 10th day of March, 2026.

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

Commission expires:

Notary Public