WARRANTY DEED

Karen Johnson Davidson County
Batch# 1408796 DEEDWARR
04/20/2026 02:45:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20260420-0032394

File No. CR-26-1587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MADELINE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mia Louise Snyder	New Owner	
(NAME)	(NAME)	095-04-0-130.00
212 Blanchard Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/we, **Teresa L. Hartman and Alexis Nicole Pewitt, Heirs At Law of Estate of Larry T. Pewitt**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mia L. Snyder, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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. 70 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry T. Pewitt, unmarried by Warranty deed from Mari Lynn Trevelyan of record in Book 9147, page 876, Register's Office for Davidson County, Tennessee, dated 10/14/1993 and recorded on 11/10/1993. The said Larry T. Pewitt subsequently died intestate on July 29, 2025, thereby vesting title in the property to his heirs at law: Teresa L. Harman and Alexis Pewitt. SEE ALSO: AFFIDAVIT OF HEIRSHIP for Larry T Pewitt of record in 20251107-0088756 and 20251107-0088757, Register's Office for Davidson County, Tennessee. An intestate estate was also opened for the Estate of Larry T. Pewitt in the Probate Court for Davidson County, Tennessee, at Nashville, Case No. 25P2418.

This is property more commonly known as 212 Blanchard Place, Nashville, TN 37214.

See Attached Exhibit "A" which is considered part of this deed of conveyance.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 20th day of April, 2026.

Teresa L. Hartman

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 20th day of April, 2026, before me personally appeared **Teresa L. Hartman**, Heir- At-Law of Estate of Larry Pewitt, 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 20th day of April, 2026.

Notary Signature
My commission expires: 5.24.28

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Alexis Nicole Pewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2026, before me personally appeared **Alexis Nicole Pewitt**, Heir- At-Law of Estate of Larry Pewitt, 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 20th day of April, 2026.

Notary Signature
My commission expires:

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

EXHIBIT "A"

Grantee(s), for and in consideration of receiving direct subsidy funds from the Federal Home Loan Bank of Cincinnati's (the FHLB Cincinnati) Affordable Housing Program (AHP), must maintain ownership in this property and reside in this property as their primary residence for a period of five (5) years (Retention Period) from the date of the loan closing or certification of project completion.

(i) **The FHLB Cincinnati, whose mailing address is P.O. Box 598; Cincinnati, OH 45201-0598, is to be given written notice of any sale, transfer, assignment of title or deed such as to the Secretary of HUD, foreclosure, or refinancing of the unit by the household occurring during the AHP 5- year Retention Period.**

(ii) **In the case of a sale, transfer, assignment of title or deed, or refinancing of the unit by the household during the Retention Period, the Bank shall be repaid the lesser of: (A) the AHP subsidy, reduced on a pro rata basis per month until the unit is sold, transferred, or its title or deed transferred, or is refinanced, during the AHP 5-year retention period; or (B) any net proceeds from the sale, transfer, or assignment of title or deed of the unit, or the refinancing, as applicable, minus the AHP-assisted household's investment; unless one of the following exceptions applies:**

1. **The unit was assisted with a permanent mortgage loan funded by an AHP advance;**
2. **The subsequent purchaser, transferee, or assignee is a very low- or low- or moderate-income household as defined in the applicable Federal Housing Finance Agency regulations for the AHP (in which case the retention period ends with the conveyance to such purchaser);**
3. **The amount of the AHP subsidy that would be required to be repaid is $2,500 or less; or**
4. **Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), and (iii) contained herein.**

(iii) **The obligation to repay Subsidy to the FHLB Cincinnati shall terminate after any event of foreclosure or, conveyance by deed in lieu of foreclosure, an assignment of a Federal Housing Administration first mortgage to the Secretary of HUD, or death of the AHP-assisted homeowner.**

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **April 20, 2026**.

Date

Christen Rabe

Affiant Signature

4/20/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027