Karen Johnson
Batch # 1423424
05/21/2026 09:24:00 AM
Fees: $13.00 Taxes: $2,386.50
Davidson County
DEEDWARR
2 pgs
20260521-0046055

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

JACKIE A PANDICH Notary Public - State of Florida Commission # HH 285036 My Comm. Expires Jul 7, 2026 Bonded through National Notary Assn. (Notary Stamp)	STATE OF ~~TENNESSEE~~ Florida COUNTY OF ~~DAVIDSON~~ Volusia The actual consideration or value, whichever is greater, for this transfer is $645,000.00. Affiant Subscribed and sworn to before me, this May ~~20~~ 19th, 2026. Notary Public My commission expires: 7/7/2026

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road
Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James T. Snodgrass	New Owner	083-07-1B-001.00-CO
814 Powers Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Farahnaz Amirsoleymani, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James T. Snodgrass, single man

(hereinafter called the "Grantee"), Grantee heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 814 Powers Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180604-0053187, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "A", to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Farahnaz Amirsoleymani, a single woman by Warranty Deed from McPherson and Associates, Inc of record in Instrument No. 20200304-0023753 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 04, 2020.

This is [X] improved [ ] unimproved property known as 814 Powers Ave, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantee is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19 day of May, 2026.

Farahnaz Amirsoleymani

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Volusia

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Farahnaz Amirsoleymani, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantor executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of May, 2026

Notary Public
My Commission Expires: 7/7/2026

JACKIE A PANDICH
Notary Public - State of Florida
Commission # HH 285036
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

PRE-LTC, LLC File No. 26-13127-7626