Karen Johnson Davidson County
Batch# 1427020 DEEDWARR
06/01/2026 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20260601-0049274

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is **$180,000.00.**

Affiant

Subscribed and sworn to before me
This 29th day of May, 2026.

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Notary Public

My Commission Expires: 3/5/30

Address New Owners as:	Tax Bill To:	Map / Parcel
Angelo Nigel Snipes Jr, Mary Katherine Snipes 1925A 14th Ave N, Nashville, TN 37208	New Owners	81-11 458

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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 sufficiency of all of which are hereby acknowledged, **Wynot Lane, LLC** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Angelo Nigel Snipes Jr, and Mary Katherine Snipes, husband and wife, as tenants by the entirety** (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being the northerly fifty (50) feet of Lot No. 121 in McGavock, Wetmore and Others' second addition to Nashville, called the addition to the town of McGavock, a plan of which is of record in Book No. 21, page 41, of the Register's Office of Davidson county, Tennessee,

Said northerly fifty (50) feet of Lot No. 121 fronts fifty (50) feet on the easterly side of Twelfth Avenue, North formerly Florence Street and runs back between parallel lines 154 feet to an alley.

This is improved property commonly known as 1712 12th Avenue N, Nashville, TN 37208

This conveyance is subject to the following:

1. Subject to all matters on plat Book 21, page 41, said Register's office
2. Taxes or 2026 and subsequent years, a lien not yet due and payable. map & parcel; 08111045800.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantor does covenant with the said Grantees that the Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of May, 2026.

Grantor:

By: Wynot Lane, LLC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Lisa Brown, Member of Wynot Lane, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member forWynot Lane, LLC, and as such Member acknowledges she is authorized to execute the foregoing instrument on behalf of Wynot Lane, LLC, the within named bargainor, and that they as such Member, executed the foregoing instrument for the purpose therein contained, by signing Lisa Brown Wynot Lane, LLC, as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of May, 2026.

Notary Public

My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

Certificate of Authenticity

I, Robert J. Notestine, III, 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 06/01/2026.

AFFIANT SIGNATURE

06/01/2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 1st day of June, 2026.

NOTARY'S SIGNATURE

My Commission Expires: 3/5/30

Notary's Seal:

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030