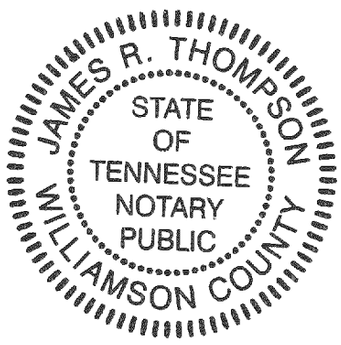
Karen Johnson Davidson County
Batch# 1443054 DEEDWARR
07/07/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20260707-0061267

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-9628-AJ

This instrument was prepared from information furnished by the parties. Momentum Title, LLC has not examined title or reviewed any survey on behalf of the Grantee and assumes no responsibility for matters that a title examination or survey would have disclosed.



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2026.

Notary Public
My Commission Expires: 5-16-29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Bush Sneed and Clayton Ewing Lott 7470 Charlotte Pike #109 Nashville, TN 37209	New Owner	114-11A-009.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Steven Clay Netherton, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Robert Bush Sneed, married man and Clayton Ewing Lott, unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 109 on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and established by a Master Deed and ByLaws, of record in Instrument No. 20001212-0122257, Supplement and Amendment of record in Instrument No. 20020125-0010757, Instrument No. 20020125-0010758, Instrument No. 20021021-0128687 and Instrument No. 20040115-0006459 and Site Plan of record in Instrument No. 20020821-0101251, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Steve Netherton and Brenda Netherton, husband and wife by deed from Mai Lai and husband, Kevin H. Vo, dated June 7, 2017, of record in Instrument No. 20170608-0057373, Register's Office for Davidson County, Tennessee. The said Brenda Netherton having since died on November 9, 2023, leaving Steve Netherton as surviving tenant by the entirety.

This is improved property located at: **7470 Charlotte Pike, #109, Nashville, TN 37209**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 6th day of July, 2026.

GRANTOR:

Steven Clay Netherton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Clay Netherton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of July, 2026.

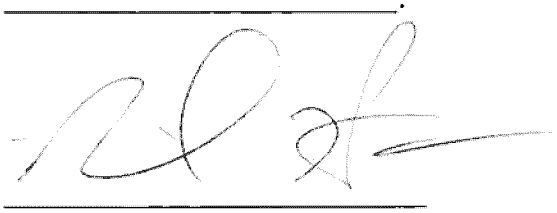
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

202607070061267

Certificate of Authenticity

I, Nick Harris, 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 7/6/26.



Affiant Signature

7/6/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of July, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

