Karen Johnson Davidson County
Batch# 1449068 DEEDWARR
07/20/2026 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260720-0065190

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $445,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/15/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 8865-26NASH-TN

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Wrylin Snodgrass and Talon Pinckney	**United Wholesale Mortgage, LLC**	034-16-0-011.00
809 Swinging Bridge Road	585 South Blvd East	
Old Hickory, TN 37138	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lakeshore Investment Group LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wrylin Snodgrass and Talon Pinckney, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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. 85 on the Plan of First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, as shown on plat of record in Instrument No. 20060918-0115492, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Lois Abel by Warranty Deed from Lakewood R3, LLC of record in Instrument No. 20090427-0037393 Register's Office for Davidson County, Tennessee, dated April 20, 2009 and recorded on April 27, 2009.

Being a portion of the same property conveyed to Cory Sharp by Quitclaim Deed from Lois Abel of record in Instrument No. 20170807-0080717 Register's Office for Davidson County, Tennessee, dated August 06, 2017 and recorded on August 07, 2017.

Being the same property conveyed to Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company by Warranty Deed from Cory Sharp, a married person of record in Instrument No. 20240618-0045460 Register's Office for Davidson County, Tennessee, dated June 14, 2024 and recorded on June 18, 2024.

Being the same property conveyed to Lakeshore Investment Group, LLC by Warranty Deed from Stonegate Acquisitions, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20250530-0042832 Register's Office for Davidson County, Tennessee, dated May 23, 2025 and recorded on May 30, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 809 Swinging Bridge Road Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on July 15, 2026.

Lakeshore Investment Group LLC, a Tennessee Limited Liability Company

By:_____
Margaret Rivas, Member

By:_____
Charles Ivey, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Margaret Rivas and Charles Ivey, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of Lakeshore Investment Group, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this July 15, 2026.

_____
Notary Public

My Commission Expires: 3.16.30

DONYETTA LARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2030
RUTHERFORD COUNTY

File #: 8865-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 15, 2026.

J. Carlton Drumwright

July 15, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 15, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY