Karen Johnson Davidson County
Batch# 1475653 DEEDWARR
09/22/2026 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20260922-0087745

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TAMMY L CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2026

THIS INSTRUMENT WAS PREPARED BY
First Integrity Title Company
501 S. Cherry Street, Suite 700, Glendale, CO 80246

File No.: 104-2617821-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Fox A. Underwood	SWBC Mortgage Corporation	181 14 0A 225.00
(NAME)	(NAME)	
8712 Ambonnay Drive	9311 San Pedro Avenue #100	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($329,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SN TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FOX A. UNDERWOOD, AN UNMARRIED MAN**, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 133 ON THE PLAN OF THE VILLAS AT

CONCORD PLACE, PHASE 4 AS SHOWN ON EXHIBIT "A-1" TO THE THIRD SUPPLEMENTAL DECLARATION TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS AT CONCORD PLACE OF RECORD IN INSTRUMENT NO. 20070130-0012170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to SN TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY by Warranty Deed from Bryan D. Branch, an unmarried man and Lyle P. Branch, a married man, in an instrument dated November 22, 2021 and recorded in instrument number 20211201-0158350 in Davidson County, Tennessee on December 1, 2021.

unimproved ☐
This is improved ☑ property, known as 8712 Ambonnay Drive, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 our hands this 15 day of September, 2026

SN Tennessee, LLC, a Delaware limited liability company

By: _____
Name Mary Vriesenga
Its: Authorized Signatory

STATE OF Texas

COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 15 day of September, 2026, by September, Authorized Signatory for SN Tennessee, LLC, a Delaware limited liability company

_____
Notary Public

LESLIE GRANITO
Notary Public, State of Texas
Comm. Expires 07-20-2027
Notary ID 130301225

Witness my hand and official seal.
My Commission Expires: 7/20/2027

True Copy Certification

I, **Tammy Carney,** 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 this the 15 day of September, 2026.

Affiant Signature

Date 9.18.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

