THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855475** Karen Johnson Davidson County Batch # 1480437 DEEDWARR 10/02/2026 03:25:01 PM 2 pgs Fees: $13.00 Taxes: $1,628.00 20261002-0091195	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440000.00 Affiant Subscribed and sworn to before me, this 1st day of October, 2026. Notary Public My Commission Expires:

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eston C. Snider and LizaKate Reigstad Hamnes, and Roger Dwayne Snider 941 Harpeth Trace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143 06 0C 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence Kevin Morehead and Carol Brenda Lea-Mord, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Eston C. Snider, an unmarried man, and LizaKate Reigstad Hamnes, an unmarried woman, and Roger Dwayne Snider, a married man, joint tenants with right of survivorship**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A condominium apartment in Davidson County, Tennessee, being Unit No. 3A OF WOOD VALLEY CONDOMINIUM, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" Master Deed of record in Book 7382, page 189, Register's Office for said County, to which source reference. is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limit common elements of the Condominium.

Being the same property conveyed to Carol Brenda Lea-Mord and Lawrence Kevin Morehead, wife and husband, by Warranty Deed from David J. B. Gerth, Sr., married, of record in Instrument No. 20170112-0003439, in the Register's Office of Davidson County, Tennessee, dated January 09, 2017, and recorded on January 12, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WOOD VALLEY CONDOMINIUMS of record in Book 7382, Page 189; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Book 5120, Page 199 and Book 5380, Page 357 as being Supplemental recorded in Book 6094, Page 718.

Easement for Ingress and Egress, recorded in Book 6407, Page 891.

Charter for Wood Valley Condominiums Homeowners' Association, Inc., recorded in Book 7382, Page 184.
Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding, together with charter rights of the railroad company servicing the railroad if the subject property is found to be within 100 feet of the centerline of the railroad right of way, or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 941 Harpeth Trace Drive Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of September, 2026.

Lawrence Kevin Morehead

Carol Brenda Lea-Mord

STATE OF N.H.)
COUNTY OF Belknap)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence Kevin Morehead and Carol Brenda Lea-Mord, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2026.

SH

Notary Public
My Commission Expires: 9/21/27

SUSAN HALEY
Notary Public - New Hampshire
My Commission Expires Sep 21, 2027