BILL GARRETT, Davidson County
Trans:T20150065308 DEEDQC
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Fees:12.00 Taxes:0.00
20150806-0078426

This Instrument Prepared By:
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Attorney at Law
VASALLO SLOANE, P.L.
P.O. Box 186
Franklin, Tennessee 37065
615.786.9943

After Recording, Return and Mail Tax Statements To:
JAMES RYAN SNELLEN, as Trustee
924 Archer Street
Nashville, TN 37203

Tax Parcel No.: 16900008800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES R. SNELLEN, an unmarried man, hereinafter the GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property unto JAMES RYAN SNELLEN, AS TRUSTEE OF THE JAMES RYAN SNELLEN LIVING TRUST, U/A DATED APRIL 29, 2015, hereinafter the GRANTEE, whose mailing address is 924 Archer Street, Nashville, TN 37203; his heirs, successors and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to wit:

> Beginning at a small Elm on the east side of the Crowder driveway, also Brannon's northwest corner; thence with said David Brannon's north boundary line, North 85° East 200 feet to the center of Hester Beasley Road; thence with said Road North 1 ½° East 84 feet to a point; thence South 85° West 202 ½ feet to a stake on the east side of the Crowder driveway; thence along the east side of said driveway, south 01° west 84 feet to the beginning, containing .38 acres, more or less.
>
> Being the same property conveyed to James R. Snellen, by warranty deed from Jim A. Attar and Hassan Eslame, dated July 30, 2014, recorded July 31, 2014 of record in Instrument No. 20140731-0068412, Register's Office for Davidson, County, Tennessee.
>
> This is property known as 8721 Hester Beasley Road, Nashville, TN 37221.
>
> Subject property is not the place of usual residence of Grantor, herein.

This conveyance is subject to all easements, restrictions, encumbrances, limitations, covenants and conditions, and other matters of record, including all items set out on any applicable plat of record as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WEREOF, the Grantor has executed this instrument on this 28 day of July, 2015.

JAMES R. SNELLEN

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES R. SNELLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2015.

JEFFREY L. CARSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires:
10/21/2018

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

The actual consideration or true value, whichever is greater for this transfer is $00.00.

AFFIANT

Subscribed and sworn before me, this 28 day of July, 2015.

JEFFREY L. CARSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires:
10/21/2018