Bill Garrett Davidson County
Batch# 30031 DEEDQC
11/27/2017 03:14:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20171127-0120803

QUITCLAIM DEED

MAIL RECORDED DEED TO:

PAULA F. SNYDER
653 ALBANY DRIVE
NASHVILLE, TN 37076

OWNER (SEND TAX BILLS TO):

PAULA F. SNYDER
653 ALBANY DRIVE
NASHVILLE, TN 37076

File#: CF-TN-60720

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, PAULA F. SNYDER, formerly known as PAULA F. RICHARDSON, a married woman, joined by her spouse, MARK D. SNYDER JR. (herein, "Grantor"), whose address is 653 Albany Drive, Nashville, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to PAULA F. SNYDER, a married woman (herein, "Grantee"), whose address is 653 Albany Drive, Nashville, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 653 Albany Drive, Nashville, TN 37076

WITNESS my hand and seal this 21st day of November, 2017.

PIN NO: 075-08-0-049.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

Paula F. Snyder, FKA Paula F. Richardson

Paula F. Snyder, formerly known as Paula F. Richardson

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Paula F. Snyder, formerly known as Paula F. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21ST day of NOVEMBER, 20 17

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

GRANTOR:

Mark D. Snyder Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mark D. Snyder Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21ST day of NOVEMBER, 2017.

[Affix Notary Seal]

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/8/19

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $10.00 .

GRANTEE

Grantee signature Paula F. Snyder
Paula F. Snyder

Subscribed and sworn to under oath before me, this 21ST day of NOVEMBER, 20 17.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/8/19

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

EXHIBIT A

[Legal Description]

BEING LOT NO. 254 ON THE MAP OF TULIP GROVE SUBDIVISION, SECTION 4, AS OF RECORD IN BOOK 4175, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 254 FRONTS 80.00 FEET ON THE NORTHEASTERLY MARGIN OF ALBANY DRIVE AND RUNS BACK BETWEEN LINES, 158.56 FEET ON THE NORTHWESTERLY LINE AND 161.42 FEET ON THE SOUTHEASTERLY LINE TO A LINE IN THE REAR, MEASURING 80.05 FEET THEREON.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20121204-0111428 on December 4, 2012.

PIN NO: 075-08-0-049.00

STREET ADDRESS: 653 Albany Drive, Nashville, TN 37076

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

17-93766 (hw)

True Copy Certification

I, **Perre M. Cabell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **Mississippi**

County of **Hancock**

Personally appeared before me, **Ken L Amacker**, a notary public for this county and state, **Perre M. Cabell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires. 6/15/21
Notary' Seal (if on paper)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 77993
KEN L. AMACKER
My Commission Expires
June 15, 2021
PEARL RIVER COUNTY