Bill Garrett Davidson County
Batch# 61778 DEEDQC
02/23/2018 09:32:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180223-0017215

This Instrument Prepared By:
JIM R. MYERS
Attorney at Law
404 Lynnwood Blvd.
Nashville, Tennessee 37205

New Owner:
JAMES RYAN SNELLEN
924 Archer St.
Nashville TN 37203

Send Tax Bills To:
U.S. Bancorp Service Providers
P.O. Box 21948
Eagan, MN 55121

Tax Parcel No. 10502051500

This instrument was prepared solely from information provided by the parties, no title search or settlement was performed and no legal advice is given as to tax related matters or consequences.

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 RYAN SNELLEN, AS TRUSTEE OF THE JAMES RYAN SNELLEN LIVING TRUST, U/A DATED APRIL 29, 2015, hereinafter Grantor, does hereby convey its entire ownership interest unto JAMES RYAN SNELLEN, a married man, hereinafter Grantee, his heirs, successors and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situate and lying in **Davidson** County, Tennessee, bounded and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of New Hope Subdivision, of record in Plat Book 6900, Page 996, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Ryan Snellen, as Trustee of The James Ryan Snellen Living Trust, U/A Dated April 29, 2015 by quitclaim deed from James Ryan Snellen, an unmarried man, dated July 28, 2015, and recorded on August 6, 2015 of record in Instrument No. 20150806-0078428, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 924 Archer Street, Nashville, TN 37203.

This conveyance is subject to all easements, restrictions, encumbrances, limitations, covenants, and conditions, and other matters or 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.

IN WITNESS WEREOF, Grantor has executed this instrument on this 22 day of February 2018.

JAMES RYAN SNELLEN
TRUSTEE of THE JAMES RYAN SNELLEN
LIVING TRUST, U/A DATED APRIL 29, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the said county and state, **James Ryan Snellen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he** is **Trustee** of, **The James Ryan Snellen Living Trust, U/A Dated April 29, 2015**, the within-named Grantor, and therefore possessing the proper authority to so do, executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal, at office, this 22nd day of February 2018.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public

My commission expires: 11/03/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn before me, this 22nd day of February 2018.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public

My commission expires: 11/03/2020