Bill Garrett Davidson County
Batch# 119107 DEEDQC
07/23/2018 09:31:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180723-0071297

30918-1A
Box #14

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Miss Pat, LLC 1122 2nd Avenue N, Ste B Nashville, TN 37208	New Owner	11808002100

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William A. Sneed, Jr., Henry R. Sneed, Patricia L. Sneed and Sarah Sneed Jones** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **Miss Pat, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantors' interest in certain tracts or parcels of certain land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 109 on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to William A. Sneed, Jr. as to a twenty-five (25%) percent undivided interest, Henry R. Sneed as to a twenty-five (25%) percent undivided interest, Patricia L. Sneed, as to a twenty-five (25%) percent undivided interest, and Sarah Sneed Jones, as to a twenty-five (25%) percent undivided interest, said interests held together as tenants-in-common, by Warranty Deed from JHS Realty, Inc., a Tennessee corporation, of record in Instrument No. 20100524-0039649, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavits, of record in Instrument No. 20100602-0042244 and Instrument No. 20180723-0071296, said Register's Office.

This Real Estate is more commonly known as 2321 Winford Avenue, Nashville, TN 37211.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record. This Quitclaim Deed has been executed and delivered by the Grantors for the purpose of establishing title to the property in the Grantee entity.

IN WITNESS WHEREOF, this instrument has been executed this 20 day of July, 2018.

William A. Sneed, Jr.

Henry R. Sneed

Patricia L. Sneed

Sarah Sneed Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William A. Sneed, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 20 day of July, 2018.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: J.18.2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Henry R. Sneed, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 20th day of July, 2018.

Jessica D. Puckett

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: Nov. 8th 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia L. Sneed, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10 day of July, 2018.

Notary Public
My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Sneed Jones, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10 day of July, 2018.

Notary Public
My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this
20 day of July, 2018.

Notary Public
My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY