Karen Y Johnson Davidson County
Batch# 135813 DEEDQC
09/04/2018 09:09:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180904-0086955

Map + Parcel
063 00 0 222.00

New Owner
Mail Deed and Tax Bills to:
Burton Snider
417 Meness Lane
Madison, TN 37115

This Deed Prepared by:
Tom Bible Law
6918 Shallowford Road, #100
Chattanooga, TN 37421

QUITCLAIM DEED

THIS CONVEYANCE is made on the 14th day of August, 2018, by Elizabeth Susan Snider, aka Susan Snider, (hereafter "Grantor"), to Burton Earl Snider ("Grantee").

WITNESSETH: That for and in consideration of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, the Grantor hereby conveys and quitclaims unto the Grantee, all of Grantor's rights, title, and interests in and to the described real estate, located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Kenneth Snider Lots, of record in Instrument No. 20010129-0008515, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Burton E. Snider and wife, Susan Snider, by Warranty Deed from Kenneth A. Snider and wife, Retta L. Snider, of record in Instrument No. 20010417-0037644, Registers Office for Davidson County, Tennessee.

Also, being part of the same property conveyed to Kenneth A. Snider and wife, Retta L. Snider by Installment deed from Ernest N. Taylor and wife, Mary A. Taylor, of record in Book 5916, Page 46, Register's Office for Davidson County, Tennessee.

Together with a perpetual non-exclusive easement for ingress and egress purposes from Menees Lane to Lot No. 1 over the existing driveway on Lot No. 2. Maintenance of the driveway shall be shared equally by the owners of Lot Nos. 1 and 2.

This conveyance is subject to all easements, restrictive covenants and conditions, and other maters of record, including all items set out on any applicable plat of record.

This property is improved property known as 417 Menees Lane, Nashville, TN 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility,

sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on the day and year first above written.

Elizabeth Susan Snider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ELIZABETH SUSAN SNIDER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 14th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 3/24/2020

MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: MARCH 24, 2020

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Elizabeth Susan Snider

Subscribed and sworn to before me this 14th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 3/24/2020

MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: MARCH 24, 2020