THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** *No title search was performed in the preparation of the Quitclaim Deed*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. B. Todd Sneed Affiant Subscribed and sworn to before me, this 21 day of September, 2018. Notary Public My Commission Expires: 6/5/2022

Karen Y Johnson Davidson County
Batch# 144707 DEEDQC
09/25/2018 09:43:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180925-0094757

TTE ALLEN
STATE OF NNESSEE OTARY UBLIC
AMSON COUNTY
Commission Expires 6-05-2022

QUITCLAIM DEED

Address New Owner: Bobby H. Sneed and B. Todd Sneed 417 Cedar Forest Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 128 03 0A 005.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bobby H. Sneed, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Bobby H. Sneed, married and B. Todd Sneed, married, as joint tenants with right of survivorship,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Cedar Forest Subdivision, First Revision of record in Book 6900, Page 383, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bobby H. Sneed, by Quitclaim Deed from Jerry Harris and Todd Sneed, recorded on the 5th day of April, 2002 in Instrument No. 20020405-0041924, in the Register's Office of Davidson County, Tennessee.

Said property is not the marital residence of Grantor.

This is improved property known as 417 Cedar Forest Drive, Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2018.

Bobby H. Sneed

Bobby H. Sneed

STATE OF TENNESSEE)

COUNTY OF Williamson)

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

Witness my hand and official seal at office, this 21st day of September 2018.

Notary Public

My Commission Expires: 6/5/2022

ANNETTE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2022