Karen Y Johnson Davidson County
Batch# 149147 DEEDQC
10/04/2018 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181004-0098639

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0882

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brittany Stewart	Franklin Synergy Bank	10506016000
(NAME) 758 Lynwood Avenue	(NAME) 722 Columbia Avenue	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JAMES RYAN SNELLEN, A MARRIED MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
BRITTANY STEWART, A MARRIED WOMAN,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 15 feet of Lot No.16 on the Highland Garden Plan of Lots, as of record in Book 57, Page 118, Register's Office for said County, and a strip of ground 30 feet wide between lots 16 and 17 in said plan, formerly used by the Overland Railway Company as its right-of-way, described as follows:

Beginning at the southwest corner of Lot No. 17 in said Highland Garden Plan on the north margin of Lynwood Avenue, and running northerly with the west line of Lot No. 17, 135.5 feet, more or less, to an alley; thence westwardly with the southerly margin of said alley 42 feet to a point; thence southerly 135

feet and 6 inches, more or less, to the northerly margin of Lynwood Avenue; thence with said margin easterly 45 feet to the point of beginning.

Being the same property conveyed to Brittany Stewart and James Ryan Snellen, both unmarried, by deed from Eunice Hardin and Adrian Hardin, Sr., both unmarried, of record in Instrument No. 20171017-0106276, dated September 15, 2017, Register's Office for said County.

This is improved property, known as 758 Lynwood Avenue, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 3rd day of October, 2018.

James Ryan Snellen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2018, before me personally appeared James Ryan Snellen, a married man to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 3rd day of October, 2018.

Commission Expires: 5-2-22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.