QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 182074 DEEDQC
01/09/2019 10:56:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190109-0002352

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Taylor	**Same**	
(NAME)	(NAME)	
1939 Union Hill Rd		**52-7 31 11D-42970**
(ADDRESS)	(ADDRESS)	
Goodletsville, Tennessee 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES B. SNYDER ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JOHN TAYLOR ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NO. 4 OF BLOCK "A" ON THE UNRECORDED MAP OF HOME ACRES SUBDIVISION BY THE LAYMEN FOUNDATION, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH MARGIN OF NEELY'S BEND ROAD AT THE CORNER OF LOT NOS. 4 & 5; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHERLY 269.7 FEET TO AN IRON PIN; THENCE EASTERLY ALONG THE BACK LINE OF SAID LOT NO. 4 FOR A DISTANCE OF 100 FEET TO AN IRON PIN; THENCE SOUTHERLY ALONG A LINE, THE SAME BEING THE BOUNDARY LINE OF LOTS 3 AND 4 FOR A DISTANCE OF 275 FEET TO AN IRON PIN IN THE MARGIN OF NEELY'S BEND ROAD; THENCE IN A WESTERLY DIRECTION ALONG THE MARGIN ON NEELY'S BEND ROAD FOR A DISTANCE OF 48.5 FEET TO AN IRON PIN; THENCE NORTHERLY FOR A DISTANCE OF 5 FEET TO AN IRON PIN; THENCE WESTERLY FOR A DISTANCE IN A LINE FOR A DISTANCE OF 51.5 FEET TO AN IRON PIN, THE SAME BEING THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN TAYLOR, WITH JAMES B. SNYDER RETAINING A LIFE ESTATE FOR HIMSELF, BY QUITCLAIM DEED FROM JAMES B. SNYDER, OF RECORD IN INSTRUMENT NUMBER 20170309-0023262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS CONVEYANCE IS TO TERMINATE THE LIFE ESTATE RETAINED IN THE QUITCLAIM DEED RECORDED IN INSTRUMENT NUMBER 20170309-0023262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1009 Neel's Bend Road, Madison, Tennessee 37115**

Witness our hands this the 7 day of Jan, 2018.

James B. Snyder

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James B. Snyder**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of Jan, 2018.

Notary Public
My Commission Expires:

