Karen Johnson Davidson County
Batch# 342813 DEEDQC
01/14/2020 09:11:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200114-0004794

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Kim Ann Snodgrass, Trustee 4407 Soper Avenue Nashville, TN 37204	NEW OWNER	132-09-003700

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **KIM ANN SNODGRASS**, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **KIM ANN SNODGRASS, TRUSTEE OF THE KIM ANN SNODGRASS REVOCABLE LIVING TRUST**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 6 and the northerly 85 feet of Lot No. 7 on the map showing subdivision of certain lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, in the Register's Office for said county, and being more particularly described according to a survey by John B. Kohl, III, dated July 23, 1996 as follows:

Said parts of said lots front 95 feet on the westerly margin of Soper Avenue and extend back between parallel lines 418.3 feet (incorrectly referred to as 41.3 feet on the previous deed), more or less, to a dead line.

Being the same property conveyed to Kim Ann Snodgrass by quitclaim deed from Lois Ann Long dated December 6, 2011 and recorded as Instrument #20111212-0096699 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 4407 Soper Avenue, Nashville, TN 37204.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 13th day of November, 2019.

Kim Ann Snodgrass

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Kim Ann Snodgrass**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of November, 2019.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 13th day of November, 2019.

Notary Public

My commission expires: 6/22/20

Judy S. Wells
State of Tennessee
Notary Public
Williamson County