Karen Johnson Davidson County
Batch# 501580 DEEDQC
10/26/2020 12:12:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201026-0123816

THIS INSTRUMENT PREPARED BY:

Charles B. Griffith, Attorney
108 Harding Place, Suite 203
Nashville, TN 37205
(615) 457-2931

This instrument was prepared solely on information provided by the bargaining parties, without the benefit of any title search or title exam. The parties hereto, on behalf of their respective heirs, representatives, and assigns, hold the Preparer hereof harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL:**
Kash Dontayne Sneed		Map 61-16
1313 Ardee Avenue	NEW OWNER	Parcel No. 232.00
Nashville, TN 37216		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid by the below-identified Grantee to the Grantor and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HELEN R. SNEED, an unmarried person ("Grantor," herein), by these presents, does hereby quitclaim and convey her entire right and interest to KASH D. SNEED ("Grantee," herein), and his successors and assigns forever, to and in the following described tract or parcel of real property, situated in the land in DAVIDSON COUNTY, Tennessee, and more particularly described as:

BEING Lot No. 59 and the Westerly half of Lot No. 60 of Block "C" on the Map Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 59 and the Westerly half of Lot No. 60 front together 75 feet on the Northerly side of Ardee Avenue and extend back 336.45 feet, more or less, on the Easterly line and 332.7 feet on the Westerly line to a dead line, measuring 75 feet thereon.

THIS IS IMPROVED PROPERTY known as 1313 Ardee Avenue, Nashville, TN 37216.

BEING THE SAME PROPERTY conveyed from Linda F. Jernigan aka Linda F. Jernigan Spain and husband, Tommy Spain, to the herein Grantor, Helen R. Sneed, an unmarried person, by instrument dated December 21, 1992, and recorded December 28, 1992 at Deed Bk. 8824, pg. 135, Davidson County Register of Deeds.

AND THE SAID PROPERTY is hereby conveyed subject to any and all encumbrances, easements public and private, limitations, restrictions, and any other matters affecting the premises or appearing of record.

WITNESS MY HAND as of this 13 day of Oct, 2020.

Helen R Sneed

Helen Rowena Sneed, GRANTOR

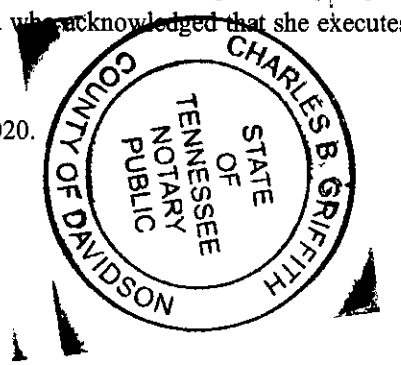
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within-named Grantor, HELEN ROWENA SNEED, an unmarried person, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executes the foregoing instrument for the purposes therein contained.

Witness my Hand, this 13th day of OCTOBER, 2020.

Charles B. Griffith

NOTARY PUBLIC
My Commission Expires: 7-9-2022



ACKNOWLEDGMENT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ZERO DOLLARS ($0.00). Pursuant to TCA § 67-4-409(a)(4), recordation tax is based only on the actual consideration given.

Helen R. Sneed

AFFIANT

SWORN TO and SUBSCRIBED before me,
as of this 13th day of OCTOBER, 2020.

Charles B. Griffith

NOTARY PUBLIC
My Commission Expires: 7-9-2022

