Karen Johnson Davidson County
Batch# 583535 DEEDQC
03/03/2021 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210303-0027662

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARIAH GRACE KERBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 24th day of February, 2021. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: Combs Hospitality, Inc. 2054 Hill Haven Road Hollister, MO 65672	Send Tax Bills to: New Owner	Map Parcel No. 105-01-2Y-002.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROHIT PADMANABHAN AND ELIZABETH JOAN SNYDER AKA ELIZABETH SNYDER, HUSBAND AND WIFE** ("Grantor"), by these presents, does hereby quitclaim and convey unto **COMBS HOSPITALITY, INC., a Missouri corporation**, its heirs, successors and assigns ("Grantee"), all of Grantors' rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 1020 13th Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, a Horizontal Property Regime with Private Elements of record in Instrument No. 201909906-0090030, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to COMBS HOSPITALITY, INC., A MISSOURI CORPORATION, by deed from TRACE CONSTRUCTION, INC., A TENNESSEE CORPORATION AND KEVIN HYNEMAN, A MARRIED MAN AND BAILEY HYNEMAN, AN UNMARRIED WOMAN, of record in Instrument No. 20190412-0033396, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ROHIT PADMANABHAN AND ELIZABETH JOAN SNYDER AKA ELIZABETH SNYDER, HUSBAND AND WIFE, by deed from COMBS HOSPITALITY, INC., A MISSOURI CORPORATION, of record in Instrument No: 202011090131140, said Register's Office.

This is improved property, known as: **1022 13th Avenue South, Nashville, TN 37212**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[Intentionally Left Blank]

Witness our hands this the 24th **day of** February, **2021, the bargaining party, having caused our names to be signed hereto on said day and date.**

GRANTORS:

Rohit Padmanabhan

Elizabeth Joan Snyder

STATE OF Tennessee)
COUNTY OF Davidson)

On this 24th day of February in the year 2021, before me, the undersigned Notary Public, personally appeared, **ROHIT PADMANABHAN AND ELIZABETH JOAN SNYDER** the within named bargainors, known to me to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

Witness my hand and official seal at office this 24th day of February 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public

My commission expires: _____

True Copy Certification

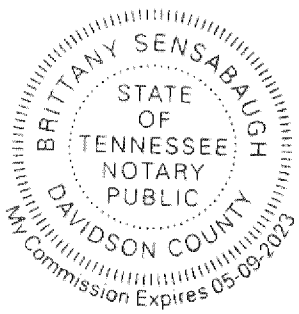
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23