AFTER RECORDING RETURN TO:
Old Republic Title
530 South Main Street STE 1061
Akron, OH 44311
File No. 01-21045103-02C

Karen Johnson Davidson County
Batch# 644923 DEEDQC
05/26/2021 02:10:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210526-0071487

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 083 10 0 183.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 17 day of May, 2021, by and between **JAMES E. SNELL, A MARRIED MAN WHO ACQUIRED TITLE AS UNMARRIED, JOINED IN EXECUTION BY HIS SPOUSE, ANGELA R. SNELL**, a mailing address of 1620 FORREST AVE, NASHVILLE, TN 37206, hereinafter referred to as Grantor(s) and **JAMES E. SNELL AND ANGELA R. SNELL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, a mailing address of 1620 FORREST AVE, NASHVILLE, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1620 FORREST AVE, NASHVILLE, TN 37206

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20040811-0096932, recorded on 08/11/2004 in DAVIDSON County, TENNESSEE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JAMES E. SNELL

ANGELA R. SNELL

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JAMES E. SNELL AND ANGELA R. SNELL, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 17th day of May, 2021.

Notary Public
My Commission expires: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant Donna Starzyk Agent

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to before me this 25 day of May, 2021.

Notary Public
My Commission Expires: 10/17/2023

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1359954

Name and address for person(s) responsible for taxes:

JAMES E. SNELL AND ANGELA R. SNELL
1620 FORREST AVE
NASHVILLE, TN 37206

Name and address of property owner:

JAMES E. SNELL AND ANGELA R. SNELL
1620 FORREST AVE
NASHVILLE, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF LOCKELAND, A SUBDIVISION OF THE CHADWELL HOME PLACE, AS OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

PARCEL ID NO: 083 10 0 183.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: CARLESS WAYNE NEELEY AND WIFE, PAMELA B. NEELEY
GRANTEE: JAMES E. SNELL, AN UNMARRIED MAN
DATED: 07/28/2004
RECORDED: 08/11/2004
DOC#/BOOK-PAGE: 20040811-0096932

PROPERTY COMMONLY KNOWN AS: 1620 FORREST AVE, NASHVILLE, TN 37206

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731