This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 706363 DEEDQC
08/27/2021 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0116224

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 27th day of August, 2021.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Ryan Snellen, Trustee of The James Ryan Snellen Living Trust 1044 Percy Warner Blvd, Nashville, TN 37205	New Owner	10506017400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **James Ryan Snellen, married** ("Grantor") does hereby quitclaim and convey unto **James Ryan Snellen, Trustee of The James Ryan Snellen Living Trust, dated April 29, 2015** ("Grantee"), its heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Disposition Parcel No. 126-RG 759 Lynwood Avenue, being the westerly 10 feet of Lot No. 9 and the part of the Old Overland Railway right-of-way lying between the west line of said Lot No. 9 and the east line of Lot No. 8 in the Highland Garden Plan of Lots, as of record in Book 57, page 118, Register's Office for Davidson County, Tennessee, being further described as follows:

BEGINNING on the southerly margin of Lynwood Avenue at the northeast corner of said Lot No. 8; thence with the southerly margin of said Avenue easterly 40 feet to a point 10 feet easterly from the northwest corner of Lot No. 9; thence parallel with and 10 feet easterly from the westerly line of said Lot No. 9 southerly 135.5 feet, more or less, to the northerly margin of an alley; thence with said alley westerly 40 feet to the southeast corner of said Lot No. 8; thence with the easterly line of said Lot No. 8 northerly 135.6 feet, more or less, to the beginning.

Being the same property conveyed to James Ryan Snellen by Warranty Deed from David S. Richardson, dated February 24, 2017, of record in Instrument No. 20170301-0020068, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT AND WAS NEVER A PRIMARY RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

This is **improved** property also known as **759 Lynwood Avenue, Nashville, TN 37203.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2021.

GRANTOR:

James Ryan Snellen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James Ryan Snellen**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of August, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Jim Myers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 23, 2021.
13 JM

Affiant Signature

8/27/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this Friday, August 27, 2021

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM