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

Karen Johnson Davidson County
Batch# 706364 DEEDQC
08/27/2021 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210827-0116225

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 June, 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	First Horizon Bank P.O. BOX 961292 Ft. Worth, TX 76161	129-08-0-069.00

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 and Brittany S. Snellen, husband and wife** ("Grantor") do 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 Lot No. 54 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, Pages 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property to James Ryan Snellen and Brittany S. Snellen, husband and wife, by Warranty Deed from Walter White, an unmarried man, of record in Instrument No. 20200706-0072553, Register's Office for Davidson County, Tennessee, dated June 1, 2020 and recorded on June 6, 2020.

This is **improved** property also known as **1044 Percy Warner Blvd., Nashville, TN 37205.**

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:

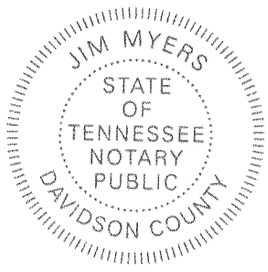
James Ryan Snellen

Brittany S. 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 and Brittany S. 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.



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