Karen Johnson Davidson County
Batch# 710439 DEEDQC
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Fees: $17.00 Taxes: $0.00
20210907-0119394

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2424

EXECUTOR'S QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Parcel Identification
David Lee Snyder 7511 Lakeview Drive Nashville, TN 37209	David Lee Snyder 7511 Lakeview Drive Nashville, TN 37209	088 00 0 023.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

NOTE TO REGISTER'S OFFICE: THIS CONVEYANCE IS EXEMPT FROM THE PAYMENT OF THE PRIVILEGE TAX PURSUANT TO SECTION 67-4-409(a)(3)(D), TENNESSEE CODE ANNOTATED.

WHEREAS, Gladys Virginia Collins Snyder (also known as Virginia Snyder) died on May 21, 2021, leaving a Last Will and Testament dated February 24, 1998, and First Codicil thereto dated November 24, 2019, which Last Will and Testament and First Codicil were admitted to probate on June 24, 2021, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P1188; and

WHEREAS, the hereinafter named Grantee is a residuary distributee under such Last Will and Testament, along with Albert Douglas Snyder, Jr., and Sandra S. Breedlove.

NOW, THEREFORE, in consideration of the premises and in accordance with the Last Will and Testament of Gladys Virginia Collins Snyder, **Sandra S. Breedlove, as Executor under the Last Will and Testament of Gladys Virginia Collins Snyder**, by these presents does hereby quitclaim and convey unto **David Lee Snyder**, his heirs, successors and assigns, all of the right, title and interest of Gladys Virginia Collins Snyder and her estate in and to the following described tract of land situated in Davidson County, Tennessee:

BEGINNING AT A 15" HICKORY TREE, THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED EXCLUDED FOUR ACRES MORE OR LESS TRACT OR PARCEL;

SAID POINT OF BEGINNING BEING LOCATED SOUTH 73 DEGREES 30 MINUTES WEST 530 FEET FROM A 36" SWEET GUM IN THE EAST BOUNDARY LINE OF CECIL COLLINS' PROPERTY; RUNNING THENCE SOUTH 44 DEGREES 15 MINUTES WEST 80 FEET TO A 12" WALNUT; THENCE SOUTH 46 DEGREES 30' WEST 165 FEET TO A 12" HICKORY; THENCE SOUTH 62 DEGREES 45' WEST 95.4 FEET TO A 12" HICKORY; THENCE NORTH 58 DEGREES 15' WEST 207 FEET TO A 15" HICKORY, THENCE NORTH 56 DEGREES 0' WEST 489 FEET TO AN 8" WHITE OAK; THENCE NORTH 43 DEGREES 15' EAST 96 FEET TO A 10" HICKORY; THENCE SOUTH 75 DEGREES 0' EAST 274 FEET TO A 30" HICKORY; THENCE SOUTH 79 DEGREES 15' EAST 329 FEET TO AN 18" SUGAR TREE; THENCE SOUTH 78 DEGREES EAST 15' EAST 103 FEET TO A 7" WALNUT; THENCE SOUTH 45 DEGREES 45' EAST 126 FEET TO A 15" HICKORY, THE POINT OF BEGINNING; AND BEING A PART OF THE SAME PROPERTY CONVEYED BY DEED TO CECIL COLLINS ET UX., OF RECORD IN BOOK 2491, PAGE 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTORS GRANT UNTO THE GRANTEES HEREIN A THIRTY FOOT RIGHT OF WAY FOR INGRESS AND EGRESS TO THE EXISTING ROADWAY SHOWN ON THE SURVEY OF GRANTORS' LAND PREPARED BY HICKERSON-MILLER, SURVEYORS, DECEMBER 6, 1957, TO WHICH REFERENCE IS HERE MADE.

Being the same property conveyed to A.D. Snyder and wife, Virginia Snyder, by deed from Cecil Collins and wife, Margaret Collins, of record in Book 2734, Page 479, Register's Office for Davidson County, Tennessee; A.D. Snyder having since died.

This is improved property known as 7620 Lakeview Drive, Nashville, Tennessee 37209.

Albert Douglas Snyder, Jr. and Sandra S. Breedlove join in this conveyance for the purpose of conveying or releasing any and all rights they may have in the above-described property by virtue of being residuary beneficiaries under the Last Will and Testament of Gladys Virginia Collins Snyder.

WITNESS my hand this 2nd day of September, 2021.

Sandra S. Breedlove

Sandra S. Breedlove

Individually, and as Executor under the Last Will and Testament of Gladys Virginia Collins Snyder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra S. Breedlove, a Notary Public in and for said State and County, **Sandra S. Breedlove**, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Executor under the Last Will and Testament of **Gladys Virginia Collins Snyder**, and that she, as such Executor, is authorized to execute this instrument on behalf of the Estate of **Gladys Virginia Collins Snyder**.

Witness my hand, at office, this 2nd day of September, 2021.

Belinda A. Collins
Notary Public

My commission expires: 9/2/2024

BELINDA A. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Albert Douglas Snyder, Jr.

Albert Douglas Snyder, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Albert Douglas Snyder Jr. a Notary Public in and for said State and County, **Albert Douglas Snyder, Jr.**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2021.

Belinda A. Collins

Notary Public

My commission expires: 9/2/2024

44325.02.007

BELINDA A. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.