QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 730815 DEEDQC
10/06/2021 09:27:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211006-0134101

BM-QCD-21-1725

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 21st DAY OF September, 2021

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Stephen A. Snyder, Charles W. Snyder, Jr., Regina S. Trainor, Anthony P. Snyder, Rebecca R. Hickman, and Daniel J. Snyder	STEPHEN A. SNYDER	**080 04 0 076.00**
(NAME) 1725 SOUTH HAMILTON RD	(NAME) 1725 SOUTH HAMILTON RD.	
(ADDRESS) NASHVILLE, TN. 37218	(ADDRESS) NASHVILLE, TN. 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES W. SNYDER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN A. SNYDER, CHARLES W. SNYDER, JR., REGINA S. TRAINOR, ANTHONY P. SNYDER, REBECCA R. HICKMAN, AND DANIEL J. SNYDER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 9 of Block 2 on the Map of G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 421, page 191, Register's Office for said County, and described as follows:

Beginning at a point in the center of South Hamilton Road, at the common corner of Lots Nos. 9 and 10 of Block 2; thence northwesterly, with the line between said lots, 312 feet to a point, the common corner of Lots Nos. 9, 10 and 2; thence northeasterly 45 feet to the southwest corner of the property conveyed to Cordell L. Goolsby and wife, by deed from Theodore E. Griffith and wife, of record in Book 1541, page 96, said Register's Office; thence with Goolsby's line, southeastwardly 55 feet; and continuing with his line, northeastwardly 185 feet to a point in the center line of Doak Avenue; thence with the center of said Avenue, southeastwardly 187.5 feet to the intersection with the center of South Hamilton Road, being also the beginning of a curve; thence with the center of Doak Avenue, being also the center of South Hamilton Road, in a southeasterly direction, with said curve, 112.8 feet, said curve having a radius of 65 feet; thence in a southwesterly direction, with the center of South Hamilton Road, 131 feet to the point of beginning.

Included in the foregoing legal description but excluded from this conveyance is the following tract:

Being part of Lot No. 9 of Block 2 on the Map of G. T. Sheegog's Subdivision at Bordeaux of record in Book 421, page 191, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northwesterly common corner 295.5 feet from the intersection of Doak Avenue and County Hospital Road; thence South 41 degrees 57 minutes East 9.83 feet; thence South 47 degrees 43 minutes West 103.25 feet to a point in the line of Mr. and Mrs. Carson Brumitt; thence with said line North 41 degrees 42 minutes East 103.88 feet to the point of beginning.

Being the same property conveyed to Rose Mary Snyder by Warranty deed from Marie Therese Werrbach, a married person and Charles F. Brown, a married person of record in Instrument No. 20110103-0000057 Register's Office for Davidson County, Tennessee, dated December 31, 2010 and recorded on January 03, 2011. The said Rose Mary Snyder having since died intestate on December 31, 2014 leaving Charles W.

Snyder, Stephen A. Snyder, Charles W. Snyder, Jr., Regina S. Trainor, Anthony P. Snyder, Rebecca R. Hickman, and Daniel J. Snyder as heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument Number 20211006-0134100.

CHARLES W. SNYDER JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL OF HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1725 South Hamilton Road, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 21ST day of September, 2021.

Charles W. Snyder

Charles W. Snyder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES W. SNYDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21ST of September, 2021.

Mary Frances Rudy

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CHARLES SNYDER
5505 NEVIL POINTE
BRENTWOOD, TN.
37027