QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 785589 DEEDQC
01/05/2022 03:20:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220105-0002306

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 me on this 28th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 12/1/2023

THERESA PARKER NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201

NOTE: THIS QUITCLAIM DEED WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES.
NO TITLE SEARCH WAS PERFORMED BY THE PREPARER

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Francis Snyder 2610 Westwood Drive Nashville, TN 37204	NEW OWNER	133-02-0-405.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, VULFPECK, GP, a Tennessee general partnership, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto WILLIAM FRANCIS SNYDER, a single man, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more fully described as follows:

SEE EXHIBIT A ATTACHED

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 28th day of December, 2021.

VULFPECK, GP

By: _____
Steven D. Emery, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Steven D. Emery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Partner of Vulfpeck, GP, a Tennessee general partnership, the within named bargainor, and that he, as the Authorized Partner of the Partnership executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 28th day of December, 2021.

_____
Notary Public, State of Tennessee

My Commission Expires: 05/22/2023



EXHIBIT A
Legal Description

239 Antioch Pike, Nashville, TN

LAND in Davidson County, Tennessee, being a portion of Lot No. 4 on the Plan of the Subdivision of Part of Lot 50 and all of Lot Nos. 51 and 52 of Nolen Heights, as of record in Book 332, Page 162, Register's Office for Davidson County, Tennessee.

INCLUDED THEREIN BUT EXCLUDED Therefrom the following land to which plat reference is hereby made for a more complete and accurate legal description.

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot Nos. 3, 4 and 5, on the Plan of the Subdivision of Part of Lot No. 51 and all of Lots Nos. 51 and 52, Nolen Heights, as of record in Book 332, Page 162, Register's Office for said County and described as follows:

Said strip or parcel of land fronts 178.6 feet on the present Southerly margin of Antioch Pike and runs back between parallel lines South 2 degrees 43 minutes West 20.73 feet with the line between Lot Nos. 2 and 3 on said Plan and South 2 degrees 43 minutes West 25.30 feet with the Westerly margin of an alley to points on the new relocated Southerly margin of Antioch Pike on which it measures 178.69 feet thereon, being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Deed from Rosie Corlew of record in Book 4340, Page 555, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vulfpeck, GP, by Warranty deed from Park G. Jarrett, III of record in Instrument No. 20201130-0138639 Register's Office for Davidson County, Tennessee.