Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Eric Ronald Snyder And Mary Lynn Snyder, Co-Trustees 741 Greeley Drive Nashville, TN 37205	**142-06-0A-228.00 CO**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Eric R. Snyder and Mary Lynn Snyder, husband and wife, as tenants by the entirety** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Eric Ronald Snyder and Mary Lynn Snyder, Co-Trustees of The Snyder Family Revocable Trust dated February 7th, 2022** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **810 Bellevue Road, unit 228, Nashville, TN 37221**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 806951 DEEDQC
02/16/2022 03:02:56 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20220216-0018220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 7th day of February, 2022.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7/7/25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

Eric R. Snyder and Eric Ronald Snyder being one and the same person.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 7th day of February, 2022.

ERIC R. SNYDER

Mary Lynn Snyder

MARY LYNN SNYDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eric R. Snyder and Mary Lynn Snyder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 7th day of February, 2022.

Lucy Ralph

Notary Public

My Commission Expires:

7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Building 36, Unit No. 228 , together with Garage designated as No. 1, on the Horizontal Property Regime for "Peppertree", Creekside Meadows Condominiums, as recorded in the Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973 and as shown on plat of record in Plat Book 4675, pages 128 , 129 and 130, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

BEING the same property conveyed to Eric R. Snyder and Mary Lynn Snyder, husband and wife, (as tenants by the entirety) from Larry Paul Caine and Mary Montague Caine, Husband and Wife, by warranty deed filed for record on December 18, 2017, Instrument Number 20171218-0128646, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises
Rights and claims of parties in possession.

Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

Liens, encumbrances, or claims thereof, which are not shown by the public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 142-06-0A-228.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4675, pages 128-130, said Register's Office.

Master Deed of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354, Book 7610, page 973, By-Laws amended in Book 6237, page 644 and Book 6535, page 724, said Register's Office.

Fence Agreement of record in Book 5519, page 80, said Register's Office.

Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20140902-0079894, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040603-0065549, said Register's Office.