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	**115-04-0-033.00**	**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 **741 Greeley Drive, Nashville, TN 37205**.

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 3 pgs
Fees: $17.00 Taxes: $0.00

20220216-0018221

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

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

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.

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 Lot No. 251 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, Pages 95 and 96, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Eric R. Snyder and Mary Lynn Snyder, husband and wife (as tenants by the entirety) from Scott B. Johnson and Darla J. Johnson, husband and wife, by warranty deed filed for record on May 29, 2018, Instrument Number 20180529-0050716, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

The Plan of record in Plat Book 2331, Page 95 and Page 96, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2539, Page 216, Register's Office for DAVIDSON County, Tennessee.

Sewer and Drainage Easement to Metropolitan Government of record in Book 6099, Page 346, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.