Karen Johnson Davidson County
Batch# 817217 DEEDQC
03/08/2022 10:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220308-0026294

AFTER RECORDING RETURN TO:
Zillow Closing Services
9001 Cypress Waters Blvd., Suite 3B
Coppell, TX 75019
File No. 2112-TN-141611

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 118-05-0-154.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 1st day of February, 20 22, by and between **James Ryan Snellen, Trustee of The James Ryan Snellen Living Trust, dated April 29, 2015**, a mailing address of 930 Battlefield Dr, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **James Ryan Snellen and Brittany Snellen, husband and wife, as joint tenants,** a mailing address of 930 Battlefield Dr, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 930 Battlefield Dr, Nashville, TN 37204

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number: 20210827-0116227, Recorded: 08/27/2021

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

James R

James Ryan Snellen, Trustee of The James Ryan Snellen Living Trust.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, James Ryan Snellen, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. * Trustee of The James Ryan Snellen Living Trust @ 1044 Percy Warner Blvd. Nashville, Tn 37205

Witness my hand and seal, at office in 1044 Percy Warner Blvd. Nashville, Tn 37205 this 01 day of February, 2022.

Cynthia Sharp

Notary Public, Cynthia Sharp
My Commission expires: 01/04/2025

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me this 01 day of January, 2022

Notary Public, Cynthia Sharp
Commission Expires 01/06/2025

Name and address for person(s) responsible for taxes:

James Ryan Snellen and Brittany Snellen
930 Battlefield Dr
Nashville, TN 37204

Name and address of property owner:

James Ryan Snellen and Brittany Snellen
930 Battlefield Dr
Nashville, TN 37204

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being part of Lot No. 6, of Block A, on the Plan of Battlefield Estates, Section No. 2, of record in Plat Book 843, Page 108, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 6 fronts 75 feet on the Northerly side of Battlefield Drive and extends back 156.06 feet on the Easterly line and 193 on the Westerly line to a dead line in the rear which measures 77.2 feet thereon.

Being the same property conveyed to James Ryan Snellen, Trustee of The James Ryan Snellen Living Trust, dated April 29, 2015 by Quit Claim Deed from James Ryan Snellen and Brittany Snellen, husband and wife recorded on August 27, 2021 in Instrument: 20210827-011622720210827-0116227 in the Register's Office of Davidson County, TN.

APN: 118-05-0-154.00

PROPERTY COMMONLY KNOWN AS: 930 Battlefield Dr, Nashville, TN 37204

Certificate of Authenticity

I, MELINDA SPINK, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1st, February 2022.

Date

Affiant Signature

2nd, February 2022

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 02 day of February, 20 22.

Notary's Signature

My Commission Expires: 10-06-2024

Date

Notary's Seal (if on paper)

LATONYA HENDERSON
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 125786372