Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Todd C. Foster, Trustee of the Todd and Merry Foster Family Community Property Trust dated February 23rd, 2022 4303 Sneed Road Nashville, TN 37215	**Map/Parcel 130-04-0A-101.00**	**Todd C. Foster, Trustee of the Todd and Merry Foster Family Community Property Trust dated February 23rd, 2022 4303 Sneed Road Nashville, TN 37215**
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, **Todd C. Foster and wife, Merry F. Foster** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Todd C. Foster, Trustee of the Todd and Merry Foster Family Community Property Trust dated February 23th, 2022** (the "Grantee"), Grantee's 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 **4303 Sneed Road, Nashville, Tennessee 37215.**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 849774 DEEDQC
05/03/2022 07:55:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220503-0050935

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

Affiant

Subscribed and sworn to before me this 23 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

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

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 23rd day of February, 2022.

Todd C. Foster

Merry F. Foster

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 **Todd C. Foster and Merry F. Foster,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 23rd day of February, 2022.

Notary Public

My Commission Expires:

1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Sneed Row Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions establishing Sneed Row Homes, a Horizontal Property Regime, of record in Instrument Number 20150513-0043946, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Todd C. Foster and wife, Merry F. Foster, by Warranty Deed dated July 29, 2004, from Michael J. Buttarazzi and wife, Kate O. Buttarazzi, of record as Instrument Number 20040803-0093081, in the Register's Office for Davidson County, Tennessee.