BOX 10-B

Karen Johnson Davidson County
Batch# 877168 DEEDQC
06/24/2022 10:44:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220624-0072353

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NAOMI SNYDER	**SAME**	**071-10-0A-002.00-CO**
(NAME) **1349 GREENLAND AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, THOMAS HAEHN,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **NAOMI SNYDER,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B on the plan of The 1853 Joy Circle Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The 1853 Joy Circle Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151124-0119196, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to LES LAZARUS, by deed from SHAPIRO & KIRSCH, LLC, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20140613-0051813, dated May 29, 2014, said Register's Office. LES LAZARUS further conveyed said property to THOMAS HAEHN, by Quitclaim Deed of record as Instrument No. 20140613-0051828, dated June 12, 2014, said Register's Office. Further, being the same property conveyed to Naomi Snyder, as to a Fifty Five Percent (55%) undivided interest, from Thomas Haehn by warranty deed being recorded simultaneously herewith of record in Instrument No. 20220624-0072352, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 974, page 45; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20151124-0119196; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **1853 JOY CIRCLE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of June, 2022.

THOMAS HAEHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Thomas Haehn**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of June, 2022.

My Commission Expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public