Karen Johnson Davidson County
Batch# 900389 DEEDQC
08/08/2022 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220808-0089965

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 20th day of July, 2022. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Stanley O. Snyder, Jr. and/or Suzanne Snyder, Trustees 604 Enquirer Avenue Nashville, Tennessee 37205	SAME	130 02 0 109.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stanley O. Snyder, Jr.**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Stanley O. Snyder, Jr. and/or Suzanne Snyder, Trustees of the Stan & Suzanne Snyder Living Trust, established by the Revocable Trust Agreement of Stanley O. Snyder, Jr. and Suzanne Snyder dated July 20, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20th day of July, 2022.

Stanley O. Snyder, Jr.

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 Stanley O. Snyder, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 20th day of July, 2022.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Subdivision of Lots Nos. 19, 20, and 21, Belle Meade Second Plan, of record in Book 421, page 172, Register's Office tor Davidson County, Tennessee.

Said Lot No. 17 fronts 100 feet on the easterly side of Enquirer A venue and runs back 293 feet 7 inches on the north line and 294 feet 6 inches on the south line to a dead line on which it measures 100 feet.

TRACT NO. 2: Land in Davidson County, Tennessee, being the northerly half of Lot No. 18 on the Plan of Subdivision of Lots Nos. 19, 20, and 21, Belle Meade Second Plan, of record in Book 421, page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 50 feet on the easterly side of Enquirer Avenue and extends back 294 feet 6 inches on the northerly line and 295 feet, more or **less,** on the southerly line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Stanley O. Snyder, Jr. by deed from Suzanne Snyder, of record as Instrument No. 20211108-0148603, Register's Office for Davidson County, Tennessee.

Stanley O. Snyder, Jr. and clientfullname are one and the same person.

This is improved property known as 604 Enquirer Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 20, 2022.

August 8, 2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of August, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024