Karen Johnson Davidson County
Batch# 905367 DEEDQC
08/18/2022 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220818-0093803

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, August 18, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Gerald Howard Snare and
Pamela Porter Snare, Co-Trustees
1024 Chicamauga Avenue
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
83-05 74

QUITCLAIM DEED

Gerald H. Snare and Wife, Pamela P. Snare (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Gerald Howard Snare and Pamela Porter Snare, Co-Trustees of the Snare Family Trust, dated August 18, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, INSPECTIONS, SURVEYS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **August 18, 2022**.

Gerald H. Snare

Pamela P. Snare

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Gerald H. Snare and Pamela P. Snare**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, August 18, 2022.

Notary Public

My Commission Expires: _____

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 13, Block "E" Eastwood Addition, as shown on the Plan of record in Book 332, page 63, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gerald H. Snare and Wife, Pamela P. Snare from James Gaines and Wife, Rebecca Gaines, by deed of record in Instrument No. 20070604-0066211, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1024 Chicamauga Avenue, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 August 18, 2022.

Affiant Signature

8/18/2022
Date

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this day,
August 18, 2022.

Notary Public

My Commission Expires: 1/11/2026

HALLIE RUTH TACKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY