Karen Johnson Davidson County
Batch# 937777 DEEDQC
11/03/2022 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221103-0118812

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Steven T. Snyder, Co-Trustee
Lauren G. Snyder, Co-Trustee
Steven and Lauren Snyder Trust
20 Rutledge Street, Unit 610
Nashville, TN 37210

Send Tax Bills To:
same

Map/Parcel Number:
093-11-0G-610.00CO

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Steven T. Snyder and Lauren G. Snyder, husband and wife, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Steven T. Snyder and Lauren G. Snyder, Co-Trustees, and their successors in trust, of the Steven and Lauren Snyder Trust dated September 21, 2021, a Tennessee community property trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 610, as established by the Master Deed or Declaration of City Lights Condominiums ("Master Deed") of record as Instrument No. 20190408-0031675, as amended in amendment of record as Instrument No. 20190501-0040417, further amended by amendment of record as Instrument No. 20190508-0043149, and further amended by amendment of record as Instrument No. 20190711-0067872, and further amended in Instrument No. 20200108-002612, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit C to the aforementioned Master Deed, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements, including three parking spaces numbered 610 as shown on Garage Level 4 as set forth in Exhibit C to said Master Deed, and Storage Unit 610 as shown on Condo Level 6 as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to Steven T. Snyder and Lauren G. Snyder, husband and wife, by Special Warranty Deed from Rutledge Development, LLC, a Tennessee limited liability company, of record at Instrument No. 20200513-0049841, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 20 Rutledge Street, Unit 610, Nashville, Tennessee 37210.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 29 day of November, 2022.

Steven T. Snyder, Grantor

Lauren G. Snyder, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Steven T. Snyder, Grantor, and Lauren G. Snyder, Grantor, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they each executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 2 day of November, 2022.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

Steven T. Snyder, Affiant

Subscribed and sworn to before me this 2 day of November, 2022.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 November 2, 2022.

Carla L Lovell

Carla Lovell

11/3/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2 day of November, 2022.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE