Karen Johnson Davidson County
Batch# 976138 DEEDQC
03/02/2023 01:15:36 PM 2 pgs
Fees: $13.00 Taxes: $959.90
20230302-0015056

THIS INSTRUMENT PREPARED BY:
Secure Disability Law
Harry W. Miller, III
6650 East Brainerd Road, Suite 200
Chattanooga, TN 37421

Map Parcel Number: 085 07 0 085.00
Send Tax Bills To New Owner At:
Ella M. Snider c/o Snider Automotive
447 Myatt Drive
Madison, TN 37115

QUITCLAIM DEED

THIS INDENTURE, made and entered on the **1st day of March, 2023**, by and between **E. Susan Snider, a single woman,** ("Grantor"), and **Ella Madison Snider, a single woman,** ("Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of one dollar ($1.00) to her in hand paid by the said Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUIT CLAIMED, and does hereby bargain, sell, remise, release and QUIT CLAIM unto said Grantee all of her interest in the following described real property commonly known as 3103 Edgemont Drive, Nashville, TN 37214 and more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 160 on the plan of Stanford Country Club Estates, Section Four, of record in Book 2900, Pages 83 and 84, Register's Office for said County.

Being the same property conveyed to E. Susan Snider by quit claim deed from E. Susan Dunne dated January 8, 2008, and filed under Legal Reference 20080107-0001974, Register's Office for Davidson County, Tennessee.

E. Susan Dunne and E. Susan Snider are one and the same person.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 3103 Edgemont Drive, Nashville, Tennessee 37214.

SUBJECT to any and all governmental zoning and subdivision regulations in effect thereon.

Taxes for the Year 2023 are assumed by the Grantee herein.

TOGETHER WITH all the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal as of the day and year first above written.

E. Susan Snider

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William Austin Taylor Brigman, a Notary Public in and for said County and State, the within named, E. Susan Snider, the bargainer, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument (Quit Claim Deed) for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 1 day of March, 2023.

William Austin Brigman
NOTARY PUBLIC

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/08/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration of this transfer is $259,432.00.

Ella Madison Snider

Sworn to and subscribed before me
this 1 day of March 2023.

William Austin Brigman
Notary Public

WILLIAM AUSTIN TAYLOR BRIGMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/08/25

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATIONS WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. FAILURE TO RECORD THIS DOCUMENT TIMELY MAY JEOPARDIZE YOUR RIGHTS TO THE PROPERTY.