Karen Johnson Davidson County
Batch# 976163 DEEDQC
03/02/2023 02:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230302-0015088

Prepared by:

Gordon Law Group, PLC
105 Westpark Dr. Ste 350
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $10

Affiant

Subscribed and sworn to before me, this the 27th day of Feb 2023.

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Trustee of The Sheader Family Trust dtd 1/10/2023 1717B 5th Avenue North Nashville, TN 37208	Same	081 08 0Z 002.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Bradley Snider, an unmarried man, and Shea Coughlin, an unmarried woman, as tenants in common with right of survivorship, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bradley E. Snider and Shea Coughlin, Trustees of the Sheader Family Trust dated January 10, 2022, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit B of the 1717 5th AVENUE NORTH TOWNHOMES as shown in the Declaration of Covenants, Conditions, and Restrictions for 1717 5th AVENUE NORTH TOWNHOMES, a horizontal property regime with private elements and no general common elements of record as Instrument 201303110024115, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Bradley Snider, an unmarried man, and Shea Coughlin, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Giordano Lo Regio aka Giordano L. Regio, unmarried, dated May 4, 2016 in Instrument 20160505-0044416, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1717B 5th Avenue North, Nashville, TN 37208

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of February, 2023.

Bradley Snider, Grantor

Shea Coughlin, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bradley Snider and Shea Coughlin, the within named bargainer(s), 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, this 27th day of February, 2023.

Notary Public

DAVID P. STEINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, David P Steine, 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 2/27/23.

Date

Affiant Signature

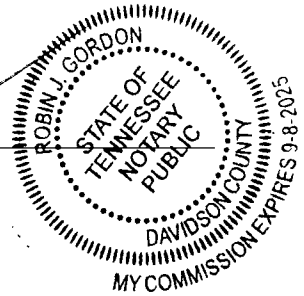
3/1/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of March, 2023.



Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)