Karen Johnson Davidson County
Batch# 980851 DEEDQC
03/15/2023 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230315-0018696

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36530-1 / Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| S&D Futures, LLC<br>Attn: Daniel Snell<br>344 Herron Drive<br>Nashville, TN 37210 | New Owner | 10512006500 (Lot 3) |

## QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Daniel R. Snell and wife, Sandra Y. Snell** (hereinafter collectively referred to as the "**Grantors**"), by these presents do transfer, convey and quitclaim unto **S&D Futures, LLC, a Mississippi limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 3 on the Plan of Herron Drive Development Resubdivision of Lot No. 2 as of record in Book 6050 Page 127 Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof (the "Real Estate").
>
> BEING the same property conveyed Daniel R. Snell and wife, Sandra Y. Snell by Deed dated May 7, 2008 from Chris Bender, of record in Instrument No. 20080512-0048751, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by the Grantors in order to establish title to the Real Estate in their family limited liability company.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, this instrument has been executed this 10th day of March, 2023.

Daniel R. Snell

Sandra Y. Snell

**STATE OF** MS ]
**COUNTY OF** DeSoto ]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel R. Snell and wife, Sandra Y. Snell, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand at office this 10th day of March, 2023.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 84277 KENNETH E. STOCKTON Commission Expires Feb. 20, 2027 DESOTO COUNTY

Notary Public
My Commission Expires:

**STATE OF** MS ]
**COUNTY OF** DeSoto ]

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 10th day of March, 2023.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 84277 KENNETH E. STOCKTON Commission Expires Feb. 20, 2027 DESOTO COUNTY

Notary Public
My Commission Expires:

I, Mike Boyd, 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 March 15, 2023.

Mike Boyd
Date: March 15, 2023

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of March, 2023.

Notary Public
My Commission Expires: My Commission Expires November 3, 2025

YVONNE A. SNYDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY