Karen Johnson Davidson County
Batch# 995173 DEEDWARR
04/21/2023 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230421-0029688

Tennessee Certification of Electronic Document

I _____, 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 April 5, 2023 (date of document).

X _____
Affiant Signature

4/6/23
Date

State of TENNESSEE

County of WILLIAMSON

_____
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires January 11, 2026

NOTARY'S SEAL

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Eleanor Marie Snyder
4202 Dakota Ave
Nashville, TN 37209

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Eleanor M. Snyder**, an unmarried person whose address is: 4202 Dakota Ave, Nashville, Tennessee 37209 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Eleanor Marie Snyder, Trustee of the Eleanor Snyder Oath Trust, dated April 5, 2023, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 4202 Dakota Ave, Nashville, Tennessee 37209.

> LAND in Davidson County, Tennesseee, being the westerly 11 feet of Lot No. 101 and the easterly 39 feet of Lot No. 103, Block 4 on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.
>
> SAID property fronts 50 feet on the northerly margin of Dakota Avenue, formerly 4th Avenue and extends back between parallel lines 150 feet to an alley.

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Instrument No. 544119, Book 7614, Page 373-375 in the Register's Office of Davidson, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on **April 5, 2023.**

Eleanor M. Snyder, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eleanor M. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this April 5, 2023.

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires
January 11, 2026

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Eleanor M. Snyder, AFFIANT

Sworn to and subscribed before me this April 5, 2023.

Notary
My commission expires:

(FOR RECORDING DATA ONLY)

Parcel Information: 091 16 0 262.00

My Commission Expires
January 11, 2026

Property Address:
4202 Dakota Ave, Nashville, Tennessee 37209

Name and Address of the Property Owner:
Eleanor Marie Snyder
4202 Dakota Ave, Nashville, Tennessee 37209

Name and Address of the Persons or Entity Responsible for Taxes:
Eleanor Marie Snyder
4202 Dakota Ave, Nashville, Tennessee 37209

WILLIAM JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY