This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-9294-AP

Karen Johnson Davidson County
Batch# 1012250 DEEDQC
06/07/2023 10:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230607-0043174

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Ryan Snellen Brittany Snellen 1044 Percy Warner Blvd Nashville TN 37205	New Owner	105-060-U001CO 105-060-U002CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **James Ryan Snellen, Trustee of the James Ryan Snellen Living Trust dated April 29, 2015** ("Grantor") do/does hereby quitclaim and convey unto **James Ryan Snellen and Brittany Snellen, husband and wife** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being certain private element units situated within the bounds of Davidson County, Tennessee, being Unit A and Unit B, together with the appurtenant common elements of Homes at 759 Lynwood Avenue, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated; and as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 759 Lynwood Avenue, a horizontal property regime with private elements, of record in Instrument No. 20230126-0005984, in the Register's Office for Davidson County, Tennessee; and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; and all easements, rights and interest in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof. Reference is hereby made to the Site-Plan attached as Exhibit to said Declaration; and the Original Plat of record in Book 57, page 118, said Register's Office, to which site-plan and original plat references are hereby made for a more complete identification, description and placement of such Unit.

Being the same property conveyed to James Ryan Snellen, Trustee of the James Ryan Snellen Living Trust dated April 29, 2015 by Quitclaim Deed from James Ryan Snellen, married, dated August 27, 2021, recorded August 27, 2021, of

record in Instrument No. 20210827-0116224, Register's Office for Davidson County, Tennessee.

This is improved property located at: **759 A & B Lynwood Avenue, Nashville, TN 37203**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2023

.

GRANTOR:

James Ryan Snellen Living Trust dated April 29, 2015

By: _____
James Ryan Snellen, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Ryan Snellen the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of James Ryan Snellen Living Trust dated April 29, 2015 , the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of June, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 11-6-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6-6-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6-6-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th **day of** June **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

