THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, TN 37215** **File No. 230344058** Karen Johnson Davidson County Batch# 1026956 DEEDQC 07/17/2023 12 13 47 PM 2 pgs Fees $12 00 Taxes $0 00 20230717-0054738	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration for this transfer is. $-0- _____ Affiant Subscribed and sworn to before me, this 27 day of June, 2023. _____ Notary Public My Commission Expires _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William Joseph Rosenthal and Megan Driscoll 2219A White Avenue Nashville, TN 37204	New Owner	105 14 0 120 00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10 00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Snyd & Rose GP, a Tennessee General Partnership** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **William Joseph Rosenthal and Megan Driscoll, Husband and Wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Williamson, State of Tennessee, and more particularly described as follows.

Being Lot No 3 of Block 13 on the plan of Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office for said County Said Lot No 3 fronts 50 feet (erroneously listed as 100 feet on prior of deed record) on the Westerly Side of White Avenue and run back between parallel lines 165 feet to an alley

Being the same property conveyed to Snyd & Rose GP, a Tennessee General Partnership, by Warranty Deed from Carol Simpson, Successor Trustee of the Ben H Vandgrift and Elsie C Vandgrift Revocable Living Trust, dated July 1, 2008, of record in Instrument No 20220516-0056156, in the Register's Office for Davidson County, Tennessee, dated May 3, 2022 and recorded on May 16, 2022

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of June, 2023.

Snyd & Rose GP, a Tennessee general partnership

William F. Snyder, Authorized Partner

William J. Rosenthal, Authorized Partner

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William F. Snyder and William J. Rosenthal, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Partners of Snyd & Rose GP, a Tennessee general partnership, the within named bargainer, and that they as such Authorized Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Authorized Partners.

Witness my hand and official seal at office, this 27th day of June 2023.

Notary Public

My Commission Expires: 5-5-25

AMANDA PERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY