(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1036275 **DEEDQC**
08/09/2023 09:35:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230809-0061664

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Notary Public: _____

My Commission Expires: 07-21-2026

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2026

ADDRESS OF NEW OWNER:
Bradley E. Snider
Shea Coughlin
1717B 5th Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO:

MAP/PARCEL:
081-08-0-Z-002.00 CO

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **BRADLEY E. SNIDER AND SHEA COUGHLIN, TRUSTEES OF THE SHEADER FAMILY TRUST DATED JANUARY 10, 2023,** (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **BRADLEY E. SNIDER AND SHEA COUGHLIN, HUSBAND AND WIFE,** (hereinafter referred to as "**GRANTEES**") their successors and assigns, in and to the following described tract of land:

Being Unit B of the 1717 5TH AVENUE NORTH TOWNHOMES, as shown on Exhibit B of 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 No. 20130311-0024115, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description of said Unit.

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, of record in Instrument No. 20160505--0044416, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Bradley E. Snider and Shea Coughlin, Trustees of the Sheader Family Trust dated January 10, 2023 (incorrectly referenced as 2022 in deed), by Quitclaim Deed from Bradley Snider, an unmarried man, and Shea Coughlin, an unmarried woman, as tenants in common with right of survivorship, dated February 27, 2023, of record in Instrument No. 20230302-0015088, Register's Office for Davidson County, Tennessee.

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

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, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this the 1st day of August, 2023.

BRADLEY E. SNIDER, TRUSTEE OF THE SHEADER FAMILY TRUST DATED JANUARY 10, 2023

SHEA COUGHLIN, TRUSTEE OF THE SHEADER FAMILY TRUST DATED JANUARY 10, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **BRADLEY E. SNIDER**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Franklin, Tennessee, this 1st day of August, 2023.

Notary Public

My Commission Expires:

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **SHEA COUGHLIN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Franklin, Tennessee, this 1st day of August, 2023.

Notary Public

My Commission Expires:

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2026