Prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON

ALYSSA PALUMBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2027

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 4th day of December, 2023.

Notary Public
My commission expires: 07/07/2027

Karen Johnson
Batch # 1080340
12/08/2023 04:17:59 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231208-0095077

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan Minnear, Trustee Susan Minnear, Trustee 2305 Springdale Drive Nashville, Tennessee 37215	New Owner	117-02-0-150-00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **Ryan D. Minniear and Susan A. Minniear, husband and wife,** hereinafter the Grantors, by these presents, do hereby quitclaim and convey to **Ryan Minniear and Susan Minniear, as Trustees of The Minniear Revocable Trust dated August 21, 2015,** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Rutherford County, Tennessee, to-wit:

Tract I:

Land in the 7th Civil District of Davidson County, Tennessee, being the Southerly 150 feet of the Easterly 25 feet of Lot No. 2 and the Southerly 150 feet of Lot No. 3 of Block 2 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos 2 and 3 front together 125 feet on the Northerly side of Springdale Drive and extend back between lines 150 feet to a dead line, measuring 125 feet, more or less, thereon.

Tract II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 2 of Block 2 on the Map of

Hampton's Subdivision of the Stokes Tract of record in Book 974, Page 24, of the Davidson County Register's Office, and described as follows:

Beginning at a point in the East boundary line of Lot No. 3 and the West boundary line of Lot No. 4, 150 feet from the Southeast corner of Lot No. 3 and the Southwest corner of Lot No. 4; thence Northerly 71.9 feet to a point, being the Northeast corner of Lot No. 3 and the Northwest corner of Lot No. 4; thence Northwesterly 105.8 feet to a point, being the Northwest corner of Lot No. 3 and the Northeast corner of Lot No. 2; thence continuing Northwesterly along the North boundary line of Lot No. 2, 25 feet to a point; thence South paralleling the West boundary line of Lot No. 3, 116 feet to a point; thence Southeasterly 25 feet to a point in the West boundary line of Lot No. 3, 150 feet North of the Southwest corner of Lot No. 3 and the Southeast corner of Lot No. 2; thence East 100 feet to the point of beginning in the East boundary line of Lot No. 3, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ryan A. Minniear and Susan D. Minniear, husband and wife, by Warranty Deed from Sabalo Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20220307-0025707, in the Register's Office of Davidson County, Tennessee, dated February 25, 2022 and recorded on March 07, 2022.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantors to themselves as Trustees of their living trust.

This is improved property known as 2305 Springdale Drive, Nashville, Tennessee 37215.

Witness our hand this 4th day of December, 2023.

Ryan D. Minniear

Susan A. Minniear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ryan D. Minniear and Susan A. MInnear**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 2023.

Notary Public

My commission expires: September 7, 2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON