THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Boulevard, Suite 130** **Nashville, Tennessee 37215** *No title search was performed in the preparation of the Quitclaim Deed* Karen Johnson Davidson County Batch # 1131183 DEEDQC 05/06/2024 09:30:57 AM 2 pgs Fees: $12.00 Taxes: $0.00 20240506-0032956	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 3rd day of May, 2024. Notary Public My Commission Expires ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

QUITCLAIM DEED

Address New Owner: B. Todd Sneed 417 Cedar Forest Drive Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: 128 03 0A 005.00

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, **Bobby H. Sneed, married and B. Todd Sneed, married, as joint tenants with right of survivorship** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **B. Todd Sneed, married,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 of Cedar Forest Subdivision, First Revision of record in Book 6900, Page 383, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bobby H. Sneed, married and B. Todd Sneed, married, as joint tenants with right of survivorship, by Quitclaim Deed from Bobby H. Sneed, married, recorded on the 5th day of April, 2002 in Instrument No. 20020405-0041924, in the Register's Office of Davidson County, Tennessee.

Bobby H. Sneed having since died on October 26th, 2023, in Davidson County, Tennessee, leaving B. Todd Sneed as the sole tenant by right of survivorship.

This is improved property known as 417 Cedar Forest Drive, Nashville, TN 37221.

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 3rd day of May, 2024

B. Todd Sneed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named B. Todd Sneed, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of May, 2024.

SABRINA SCHULHAUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public

My Commission Expires: _____