Karen Johnson
Batch # 1134846
05/15/2024 11:13:51 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240515-0035922

THIS INSTRUMENT PREPARED BY: KAYLA O. REDMON 109 JENNINGS STREET FRANKLIN, TN 37064	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2024. Notary Public My commission expires: 10/06/2024

Address New Owner as Follows:
Chris Snoddy Trust
109 Jennings Street
Franklin, TN 37064

Send Tax Bills To:
New Owner

Map-Parcel Number:

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that David W. Garrett, **PERSONAL REPRESENTATIVE OF THE ESTATE OF RAYMOND CHRISTOPHER SNODDY** ("Grantor"), who died on January 20, 2023, and whose estate is open and is being administered pursuant to Decedent's Last Will and Testament duly admitted to probate and of record in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 23P205, for consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good

and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises and quitclaims unto David W. Garrett, **AS TRUSTEE OF THE CHRIS SNODDY TRUST UNDER AGREEMENT DATED March 31, 2022** ("Grantee"), all right, title and interest of the Decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto.

This is improved property known as 1712 Villa Place, Nashville, TN 37212.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 10th day of ~~April~~ May, 2024.

David W. Garrett, Personal Representative of the Estate of Raymond Christopher Snoddy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David W. Garrett, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of ~~April~~ May, 2024.

Notary Public

LINDSEY T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/06/2024

Exhibit "A"

Situated in Davidson County, Tennessee, being Lot No. 61 on the Plan of O.B. Hayes Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Villa Place, 50 feet northerly from the line between Lots 61 and 65, being the northwest corner of the Blitch Lot, thence with the easterly margin of said place northwardly 50 feet; thence eastwardly parallel with the south line of said lot 159.39, more or less, to a point halfway between said place and 15th Avenue South, thence southwardly parallel with Villa Place 50 feet to the south line of said Blitch Lot; thence with said line westwardly 159.39 feet, more or less to the beginning.

Being the same property conveyed to Christopher R. Snoddy by deed from PMPJ Properties, Inc., dated June 25, 2018, of record in Instrument No. 20180625-0061161, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

Christopher R. Snoddy and Raymond Christopher Snoddy are one in the same person.

This is improved property, known as: 1712 Villa Place, Nashville, TN 37212.