Karen Johnson Davidson County
Batch # 1134846 DEEDQC
05/15/2024 11:13:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0035924

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 418 Northside Drive, Madison, Tn 37115.

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

My Commission Expires: 10/06/2024

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit "A"

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the plan of NORTH HILL ESTATES, SECTION 4, as shown by plat of record in Plat Book 3842, Page 229, in the 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 Raymond Christopher Snoddy, a single man, from Ada Summey, unmarried dated March 30, 2017 by Instrument No. 20170330-0031032, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4293, page 979, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3842, page 229, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 418 Northside Drive, Madison, TN 37115.