Karen Johnson Davidson County
Batch # 1134846 DEEDQC
05/15/2024 11:13:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0035925

THIS INSTRUMENT PREPARED BY: KAYLA O. REDMON 109 JENNINGS STREET FRANKLIN, TN 37064	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 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 2801 Surrey Road, Nashville, TN 37204.

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

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

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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"

BEING Lot No. 34 on the Map of Donelson Heights, as of record in Book 1424, Page 35, Register's Office for said county, and described as follows:

BEGINNING at a point in the-easterly margin of Surrey Road at the common corner of lots 33 and 34; thence with the line between said lots, easterly 140.08 feet to the common corner of said lots and lots 35 and 36; thence northerly with the line between lots 35 and 34, 100 feet to the southerly margin of McCampbell Avenue; thence with the margin of said avenue, westerly 115.28 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the easterly margin of Surrey Road; thence with the margin of said road, southerly 75 feet to the point of beginning.

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

This property is conveyed subject to the plan of record in Book 1424, Page 35, restrictive covenants of record in Book 1537, Page 48, as amended by court decree in Book 6756, Page 129, said Register's Office; and to all applicable local government planning, building and zoning regulations.

SOURCE OF TITLE: BOOK 6986, PAGE 948, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE

Map 096-09-0, Parcel 114.00

BEING the same property conveyed to Christopher R. Snoddy, a single man, from Billy Butler Cole, through his attorney-in-fact, Anna Beth Morgan, dated October 1, 2014, by Instrument No. 20141001-0090719, in the Register's Office for Davidson County, Tennessee.