Karen Johnson
Batch # 1157859
07/15/2024 09:02:26 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240715-0052858

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Kim Ann Snodgrass, Trustee Running Bear Trust 4407 Soper Avenue Nashville, TN 37204	same as new owner	132-09-003700

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)
The actual consideration for ~~this~~ transfer is $-0-.)
)
KIM ANN SNODGRASS, Trustee,)
Affiant)
)
Subscribed and sworn to before me,)
this 1st day of July, 2024.)
)
NOTARY PUBLIC)
)
My Commission Expires: March 9, 2027.)

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION of One Dollars ($1.00) cash in hand, the receipt of which is hereby acknowledged, KIM ANN SNODGRASS, TRUSTEE OF THE KIM ANN SNODGRASS REVOCABLE LIVING TRUST, Grantor, by these presents, does hereby quitclaim and convey unto KIM ANN SNODGRASS as TRUSTEE of the RUNNING BEAR TRUST, Grantee, her successors and assigns all of her right, title and interest in and to the following described property lying in Davidson County, Tennessee, being more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 6 and the northerly 85 feet of Lot No. 7 on the map showing subdivision of certain lots in Oak Hill Subdivision No. 1, of record in Book 547, page 52, in the Register's Office for said county, and being more particularly described according to a survey by John B. Kohl, III, dated July 23, 1996 as follows:

Said parts of said lots front 95 feet on the westerly margin of Soper Avenue and extend back between parallel lines 418.3 feet (incorrectly referred to as 41.3 feet on the previous deed), more or less, to a dead line.

BEING the same property conveyed to KIM ANN SNODGRASS, TRUSTEE OF THE KIM ANN SNODGRASS REVOCABLE LIVING TRUST by Quitclaim Deed from Kim Ann Snodgrass, of record in Instrument Number 20200114-0004794, Register's Office for Davidson County, Tennessee.

This is improved property known as 4407 Soper Avenue, Nashville, Tennessee 37204.

This description is taken from a prior deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of July, 2024.

KIM ANN SNODRASS, Trustee
Kim Ann Snodgrass Revocable Living Trust

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 1st day of July, 2024.

Commission Expires: March 9, 2027.

Notary Public

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY