Karen Johnson Davidson County
Batch# 1164611 DEEDQC
07/31/2024 01:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240731-0058053

PREPARED BY:

S. Elizabeth Greene, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Barbara H. Sneed
AFFIANT

Subscribed and sworn to before me on this day, July 31, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JAN 2027

New Owner Address:
Sneed Revocable Trust
5900 Sedberry Road
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
116.05-0-012.00

QUITCLAIM DEED

William A. Sneed, Jr. and Barbara H. Sneed, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Sneed Revocable Trust**, dated June 1, 2011 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **July 31, 2024**.

William A. Sneed, Jr.

Barbara H. Sneed (a/k/a Barbara Anne Sneed)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William A. Sneed, Jr. and Barbara H. Sneed, husband and wife,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, July 31, 2024.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/13/2024

EXHIBIT A

Land in. Davidson County, Tennessee, being lot No. 300 on the Plan of Hillwood Estates, Section 12, as of record in book 2663, page 109, Register's Office for said county, described as follows:

Beginning on the westerly margin of Sedberry Road at the comer of Lots Nos. 300 and 301; thence with the line between said two lots westwardly 253.3 feet; thence north 7 degrees 04' east 200 feet to the southerly margin of Davidson Road; thence with the same eastwardly 230.1 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.3 feet to the westerly margin of Sedberry Road; thence with same southwardly 175 feet to the beginning

Being the same property conveyed to William A. Sneed, Jr. and Barbara H. Sneed, husband and wife, from James R. Mills, Personal Representative for the Estate of Ruth M. Byrd, by deed of record in Instrument No. 20130717-0073888, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 5900 Sedberry Road, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 31, 2024.

Affiant Signature

July 31, 2024
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, July 31, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES 06/19/2027