Karen Johnson Davidson County
Batch# 1243922 DEEDQC
03/06/2025 11:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250306-0016910

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2025.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Thomas R. Snyder and Catherine H. Snyder, Trustees 2318 Woodmont Boulevard Nashville, Tennesseee 37215	SAME	117 06 0 100.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas R. Snyder and wife, Catherine H. Snyder**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Thomas R. Snyder and Catherine H. Snyder, Trustees of the Thomas & Catherine Snyder Living Trust, established by the Revocable Trust Agreement of Thomas R. Snyder and Catherine H. Snyder dated January 30, 2017**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 28th day of January, 2025.

Thomas R. Snyder

Catherine H. Snyder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas R. Snyder and Catherine H. Snyder, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of January, 2025.

My Commission Expires: _____

JEFFREY BLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the east 50 feet of Lot No. 31 and the west feet of Lot No. 32 on the unrecorded Map of Hillsboro Heights Subdivision, known as E.L. Hampton's Hillsboro Heights, and described according to a copy of a survey thereof made by Wm. Collier Parrish, Associates, Civil, Engineers, dated February 24, 1964, as follows:

Beginning at a point in the north margin of Boulevard, 1,150 feet west from the center line of 23rd Avenue, South, said point being 50 feet east of the common line between Lots Nos. 31 and 32; thence northerly parallel to said lot line, 369.6 feet to the south line of Lot No. 26; thence with the line of Lots Nos. 26 and 27, westerly 100 feet to a point; thence southerly 369.9 feet to the north margin of Woodmont Boulevard; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to Thomas R. Snyder and wife, Catherine H. Snyder by deed from Thomas R. Snyder and Catherine H. Snyder, Trustees of the Thomas & Catherine Synder Living Trust, established by the Revocable Trust Agreement of Thomas R. Snyder and Catherine H. Snyder dated January 30, 2017, of record as Instrument No. 20200619-0065699, Register's Office for Davidson County, Tennessee.

This is improved property known as 2318 Woodmont Boulevard, Nashville, Tennesseee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or 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 1/28/25.

3/6/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

