QUITCLAIM DEED

Karen Johnson
Batch # 1252378
03/26/2025 02:38:51 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20250326-0022772

This instrument was prepared by:

Polsinelli PC
501 Commerce Street, Suite 1300
Nashville, Tennessee 37203

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers:
Rodney Snow and Rachel Rome 1920 Championship Blvd. Franklin, TN 37064	Same as New Owner.	08207046400 and 08207046500

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is TEN DOLLARS ($10.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 28 day of March, 2025.

DARA AZALEA CANCEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My Commission Expires: 06/28/2026

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **RODNEY E. SNOW, IV, married** ("Grantor"), does hereby release, remise and forever quitclaim unto **RODNEY E. SNOW, IV and RACHEL C. ROME, husband and wife** (collectively, "Grantee"), and their heirs, successors and assigns.

The "Property" is certain tracts or parcels of land located in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference. A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as: 825 & 827 N. 5th St., Nashville, TN 37207

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. Said Property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the Property.

[The remainder of this page is intentionally left blank.]

Witness my hand this 25 day of March 2025.

GRANTOR:

RODNEY E. SNOW, IV

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **RODNEY E. SNOW, IV**, with whom I am personally of the acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this the 25TH day of March 2025.

NOTARY PUBLIC

My Commission Expires: 06/28/2026

DARA AZALEA CANCEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT A

Property Description

Tract 1

Certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Miller's Addition to Edgefield, now East Nashville (erroneously shown as Milter's Addition to East Nashville on prior deed), as of record in Book 57, Page 133, Register's Office for said County.

Said Lot No. 43 fronts 50 feet on the Easterly side of North Fifth Street and runs back between parallel lines, 170 feet to on alley.

Tract 2

Being a part of Lot No. 44 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, page 133, Registers Office for Davidson County, Tennessee and described according to a survey made by Barge, Waggoner & Sumner, Engineers on September 27, 1961 as follows:

Beginning on an iron pin on the easterly margin of North Fifth Street at the common front corner of Lots No. 43 and 44 on the above plan; thence with the line between said lots, South 83 degrees 00' East 169.81 feet to the westerly margin of an alley; thence with the westerly margin of said alley, North 8 degrees 08' East 1.06 feet to an iron pin in the southerly margin of Cleveland Street, as relocated; thence with the margin of Cleveland Street, as relocated, North 66 degrees 02' West 154.00 feet to an iron pin at the beginning of a curve; thence with said curve with a radius of 17.00 feet, southeasterly 31.42 feet to an iron pin in the easterly margin of North Fifth Street; thence with the easterly margin of said Street, South 8 degrees 04' West 30.05 feet to the beginning.

BEING the same property conveyed to RODNEY E. SNOW, IV, married, by Special Warranty Deed executed on September 8, 2022, of record in Instrument No. 20220909-0101012 in the Register's Office for Davidson County, Tennessee.