QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1252378 DEEDQC
03/26/2025 02:38:51 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250326-0022773

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.	109050B31000CO

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 25 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, **J. DAVID WICKER AS TRUSTEE OF THE 3535 BELL ROAD LAND TRUST, DATED NOVEMBER 17, 2012** ("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: 3535 Bell Rd, Apt 310, Nashville, TN 37214

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:

J. DAVID WICKER AS TRUSTEE OF THE 3535 BELL ROAD LAND TRUST, DATED NOVEMBER 17, 2012

By: _____
Print Name: J. David Wicker
Title: Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. David Wicker, 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 TRUSTEE of THE 3535 BELL ROAD LAND TRUST, DATED NOVEMBER 17, 2012, the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trustee by himself.

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

_____
NOTARY PUBLIC

My Commission Expires: 06/20/2026

DARA AZALEA CANCEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

EXHIBIT A

Property Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 310 ON THE PLAN OF WILLIAMS BEND TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WILLIAM BEND TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20021216-0154761 AND SUPPLEMENTAL OF RECORD IN INSTRUMENT NO. 20030529-0072377 AND IN INSTRUMENT NO. 20030930-0144058, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF WILLIAMS BEND TOWNHOMES, FOR PLACEMENT OF UNITS, AS SHOWN ON EXHIBIT "C" TO THE DECLARATION OF COVENANTS FOR A MORE COMPLETE IDENTIFICATION AN DESCRIPTION OF SUCH UNITS.

BEING the same property conveyed to J. DAVID WICKER AS TRUSTEE OF THE 3535 BELL ROAD LAND TRUST, DATED NOVEMBER 17, 2012 by Special Warranty Deed executed on December 12, 2012, of record in Instrument No. 20121218-0116436 in the Register's Office for Davidson County, Tennessee.