THIS INSTRUMENT PREPARED BY: BELL & ALEXANDER TITLE SERVICES, INC. 8110 ISABELLA LN., STE 200 BRENTWOOD, TN 37027 DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00** AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS ____ DAY OF APRIL, 2025. NOTARY PUBLIC MY COMMISSION EXPIRES: 9-6-26

Address New Owner
Craig Michael Snoddy
Gwen Snoddy
144 Claybrook Ln
Antioch, TN 37013

Send Tax Bills To:
New Owners

Map and Parcel:
173-15-A 070.00

Karen Johnson Davidson County
Batch # 1262277 **DEEDQC**
04/21/2025 10 10 36 AM 3 pgs
Fees $18 00 Taxes $1,535 50

20250421-0029916

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
DAVIDSON DIVISION

IN RE:	)	CASE NO. 324-04593
DAVIS, SHEILA LUCINDA	)	CHAPTER 7
Debtor(s)	)	JUDGE CHARLES M. WALKER
	)	

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **David G. Rogers, as Trustee for Sheila Lucinda Davis**, in the above captioned cause, and **NOT OTHERWISE** ("Grantor"), hereby convey, remise, release and forever quitclaim **Craig Michael Snoddy, a single man and Gwen Snoddy, a single woman, as tenants in common with rights of survivorship,**("Grantees"), heirs, successors and assigns, all of the Debtor's right, title and interest in and to certain tracts of land in **Davidson** County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor conveys Debtor's interest in the Property pursuant to Notice of Appointment of David G. Rogers as Trustee contained in the Notice of Chapter 7 Bankruptcy Case, Meeting of Creditors, and Deadlines, a certified copy of which is of record in Instrument No. 20250421-0029913, Register's Office for Davidson County, Tennessee, Notice of Trustee's Motion to Sell Property filed in the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, Case No. 324-04593

and sent to all creditors and parties in interest on March 3, 2025, a certified copy of which is of record in Instrument No. 20250421-0029914, Register's Office for Davidson County, Tennessee, and Order Authorizing Trustee's Sale of Property entered March 27, 2025, a certified copy of which is of record in Instrument No. 20250421-0029915 Register's Office for Davidson County, Tennessee.

(if applicable) By acceptance of this Trustee's Quitclaim Deed, the Grantees herein assume all responsibility for preserving the Greenbelt status of the subject property and further assume all responsibility for any rollback taxes assessed as a result of Grantees' failure to preserve the Greenbelt status of the property or change in use of the property

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of April, 2025

David G Rogers, Trustee

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David G. Rogers, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of April, 2025.

Notary Public

My Commission Expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 70 on the Plan of Mill Run Subdivision, Phase 1-A, of record in Instrument No. 20010608-0060668, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheila L. Davis, an unmarried woman, by deed dated 03/20/2015, from Sheila L. Davis fka Sheila D. Curtis, of record in Instrument No. 20150401-0028115, Register's Office for said County.

Also being the same property conveyed to Sheila D. Curtis, by deed dated 1/25/2013, from Jason C. Curtis, of record in Instrument No. 20130130-0009452, Register's Office for said County

Also being the same property conveyed to Jason C. Curtis and wife, Sheila D. Curtis, by deed dated 02/28/2006, from Dale Wilstermann and wife, Vicki Krings-Wilstermann, of record in Instrument No. 20060301-0023895, re-recorded in Instrument No. 20060307-0026613, Register's Office for said County..

Being also known as 144 Claybrook Lane, Antioch, Tennessee 37013.