Karen Johnson
Batch # 1273560
05/15/2025 11 34 58 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250515-0038315

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Rita G. Sneed, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, and for the purpose of transferring Grantor's entire interest in the subject property, does hereby quit claim and convey unto Rita G. Sneed, as Trustee of the Revocable Rita G Sneed Living Trust 2025, dated May 6th, 2025 (herein "Grantee") or Grantee's successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all Grantor's estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Nashville, State of Tennessee, to wit·

Land in Davidson County, Tennessee, being Lot No 56 on the Plan of Burton Hills Village of Summerwind, Tract 12, of record in Plat Book 6520, page 811, amended in Book 6778, Page 709, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description

BEING the same property conveyed to Rita G Sneed, from Gene R Chambers and wife, Mary W Chambers, by Warranty Deed on July 22nd, 2011, and recorded on July 26th, 2011, Instrument No 20110726-0056969, Register's Office, Davidson County, Tennessee

This is improved property, known as 706 Summerwind Circle, Nashville, TN 37215

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

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title

IN TESTIMONY THEREOF I have executed this instrument this 6th day of May, 2025.

Grantor:

Rita Sneed
Rita G Sneed

Address of New Owner:	Send Tax Bills to:	Map and Parcel
Rita G. Sneed, as Trustee of the Revocable Rita G. SneedLiving Trust 2025 770 Summerwind Circle, Nashville, TN 37215	Rita G. Sneed, as Trustee of the Revocable Rita G. Sneed Living Trust 2025 770 Summerwind Circle, Nashville, TN 37215	**131-6-B-60CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Rita G. Sneed to me known to be the persons described in and who executed the foregoing, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal at office this 6th day of May, 2025.

RACHELA FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10 00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Person or Agency responsible for payment of taxes
Name: Rita G Sneed, as Trustee of the Revocable Rita G. Sneed Living Trust 2025, dated May 6th, 2025.

Grantee:

Rita Sneed
Rita G Sneed, as Trustee of the Rita G Sneed Living Trust 2025, dated May 6th, 2025

Subscribed and sworn to before me this 6th day of May, 2025

Notary Public

RACHELA FOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 11-26-2028