Karen Johnson Davidson County
Batch# 1331571 DEEDQC
10/08/2025 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251008-0080156

PREPARED BY:

*Elaheh Z. Wiles, Esq.*
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STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Actual consideration for this transfer is -$0-.

Susan C. Snider
**AFFIANT**

Subscribed and sworn to before me on this day, October 7, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMM. EXPIRES OCTOBER 24, 2028

**New Owner Address:**
Snider Family Trust
5208 Almadale Circle
Brentwood, TN 37027

**Send Tax Bills To:**
Same

**Map-Parcel Number:**
171-04-0A-031.00

## QUITCLAIM DEED

**Susan C. Snider, a married woman** ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Snider Family Trust**, dated October 7, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Michael Rand Maloney**, as evidenced by his signature below, hereby joins with Grantor in the conveyance set forth herein.

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

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.**

*<Signature page to follow.>*

**WITNESS** my hand on this day, **October 7, 2025**.

Susan C. Snider

Michael Rand Maloney

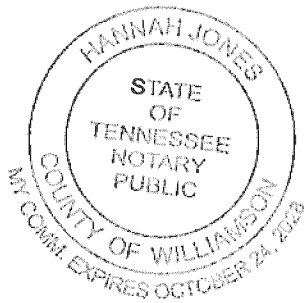
STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, a Notary Public in and for said County and State, the within named **Susan C. Snider and Michael Rand Maloney**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, October 7, 2025.

Notary Public

My Commission Expires: _____



## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section One, Brownstone, of record in Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Susan C. Snider, a married woman, from Allen H. Quimby and Martha W. Quimby, husband and wife, by deed of record in Instrument No. 20241120-0090595, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 5208 Almadale Circle, Brentwood, TN 37027.

### CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 October 7, 2025.

Affiant Signature

10/7/25

Date

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Sworn to and subscribed before me on this day, October 7, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028