Karen Johnson
Batch # 1362641
12/30/2025 08:22:33 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARR
2 pgs
20251230-0103235

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
1770 Kirby Parkway, Suite 134
Memphis TN 38138

MAP- PARCEL #: 053 06 OA 082.00

WARRANTY DEED

Owner & Property Address:
BRIAN J. SNODGRASS, Trustee,
BRIAN J. SNODGRASS DECLARATION OF TRUST
TANJA J. SNODGRASS, Trustee,
TANJA J. SNODGRASS DECLARATION OF TRUST
2168 Riverway Drive
Old Hickory, TN 37138

Mail Tax Statement to:
Mr. and Mrs. Brian Snodgrass
852 Waverly Court
Naperville, IL 60563

The GRANTORS, BRIAN JAMES SNODGRASS and wife, TANJA JOYCE SNODGRASS, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm their One-Half (1/2) undivided interest in the below-described property to:

BRIAN J. SNODGRASS, Trustee,
BRIAN J. SNODGRASS DECLARATION OF TRUST dated December 15, 2004, and any amendments thereto

and the remaining One-Half (1/2) undivided interest to:

TANJA J. SNODGRASS, Trustee,
TANJA J. SNODGRASS DECLARATION OF TRUST dated December 15, 2004, and any amendments thereto.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82, on the plan of Phase 2, Waterford, of record in Book 7900, Pages 412-413, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian James Snodgrass and Tanja Joyce Snodgrass, by Warranty Deed of record at Instrument No. 20220802-0088196 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to subdivision restrictions, building lines and easements of record in the Register's Office of Davidson County, Tennessee.

The purpose of this deed is to abolish and extinguish the tenancy by the entireties existing between the parties and to vest title to the trustees as tenants in common.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 17 day of November, 2025, by the undersigned.

Brian James Snodgrass
BRIAN JAMES SNODGRASS

Tanja Joyce Snodgrass
TANJA JOYCE SNODGRASS

STATE OF Tennessee

COUNTY OF Lawrence

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared BRIAN JAMES SNODGRASS and TANJA JOYCE SNODGRASS, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17 day of November, 2025.

Jennifer N Shouse
NOTARY PUBLIC

My Commission Expires: 8/1/26

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409 (a)(1)(C)(vi).

JENNIFER N. SHOUSE
STATE OF TENNESSEE
NOTARY PUBLIC
LAWRENCE COUNTY