Name and Address of New Owner:
Kathleen Snell
8243 Poplar Creek Road
Nashville, TN 37221
Send Tax Bills To:
Owner at Owner's Address above

This Instrument Prepared By:
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1372869 DEEDQC
01/23/2026 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260123-0005727

Map & Parcel No: 15500006800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Timothy Snell, an unmarried man,** "the Grantor," convey and quitclaim unto **Kathleen Snell, a single woman,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Lying and being in the 9th Civil District of Davidson County, Tennessee and being more particularly bounded and described as shown on the Tax Books as Map 155-00-0, Parcel 068.00.

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF POPLAR CREEK ROAD, SAID ROD BEING THE NORTHEAST CORNER OF TRACT III OF THE DAVID E. JOHNSON PROPERTY (INSTRUMENT# 20251229-0102543 R.O.D.C., TN) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE WITH SAID SOUTHERLY MARGIN OF POPLAR CREEK ROAD WITH A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 833.75 FEET, A CHORD BEARING AND DISTANCE OF N 54°50'21" E 138.97 FEET AND AN ARC LENGTH OF 139.13 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT SAID CURVE HAVING A RADIUS OF 459.24 FEET, A CHORD BEARING AND DISTANCE OF N 44°40'01" E 142.12 FEET FOR AN ARC LENGTH OF 142.69 FEET TO A POINT; THENCE N 35°45'57" E 79.51 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 759.48 FEET, A CHORD BEARING AND DISTANCE OF N 40°15'11" E 118.84 FEET FOR AN ARC LENGTH OF 118.96 FEET TO A POINT; THENCE N 45°53'19" E 48.84 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 769.48 FEET, A CHORD BEARING AND DISTANCE OF N 66°41'12" E 500.61 FEET FOR AN ARC LENGTH OF 509.89 FEET TO A POINT IN THE EASTERLY LINE OF TRACT 1, REVISED JEAN EARL SUBDIVISION (BOOK 5210, PAGE 285 R.O.D.C., TN) OWNED BY AARON & KAREN SNAVELY (INSTRUMENT # 20121127-0108663 R.O.D.C., TN); THENCE LEAVING SAID POPLAR CREEK ROAD WITH SAID SNAVELY S 08°08'22" W 116.75 FEET TO A POST IN FENCE; THENCE S 07°41'10" W 433.85 FEET TO AN IRON PIPE (OLD) AT THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE WITH THE SOUTHERLY LINE OF SAID TRACT 1 N 88°28'00" E, PASSING THE SOUTHEAST CORNER OF SAID TRACT 1 AND THE SOUTHWEST CORNER OF TRACT 2 OF SAID REVISED JEAN EARL SUBDIVISION OWNED BY AARON & KELLY SNAVELY (INSTRUMENT# 20121127-0108669 R.O.D.C., TN) FOR A TOTAL DISTANCE OF 456.15 FEET TO AN IRON PIPE (OLD) IN THE WESTERLY LINE OF LOT 35, MONTCASTLE ESTATES (BOOK 6900, PAGE'S 326 & 327 R.O.D.C., TN); THENCE WITH THE WESTERLY LINE OF SAID LOT 35 AND THE WESTERLY LINE OF LOTS 34, 19 & 18 OF SAID MONTCASTLE ESTATES S 07°43'50" W 253.07 FEET TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF SAID LOT 18; THENCE CONTINUING WITH SAID LOT 18 AND WITH LOT 17 OF SAID MONTCASTLE ESTATES S 11°34'00" W 191.74 FEET TO AN IRON PIPE (OLD) AT THE SOUTHWEST CORNER OF SAID LOT 17 IN SAID JOHNSONS NORTHERLY LINE; THENCE WITH SAID JOHNSON N 82°26'13" W 1156.57

FEET TO AN IRON ROD (OLD); THENCE CONTINUING WITH SAID JOHNSON N 00°15'24" E 81.93 FEET TO AN IRON ROD (OLD); THENCE N 13°42'46" E 95.46 FEET TO AN IRON ROD (OLD); THENCE N 12°31'05" W 78.47 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 670572 SQ. FT. OR 15.39 ACRES MORE OR LESS ACCORDING TO A GENERAL PROPERTY SURVEY DATED 12-30-2025 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204, CERTIFIED BY JOHN HOOD TN. R.L.S.#1838.

Being the same property conveyed to Timothy Snell and Kathleen Snell, husband and wife by Deed dated November 15, 2017, from Michael Sugg Petty and William Franklin Carty, Co-Executors of the Estate of Evla Ruth Jackson, recorded November 20, 2017, in Instrument Number 20171120-0118666, in the Official Records of Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 14th day of January, 2026.

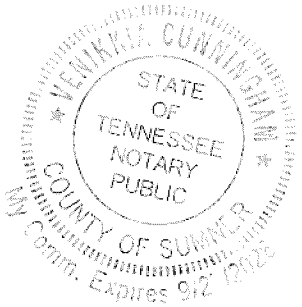
_____(SEAL)
Timothy Snell

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of January, 2026, before me personally appeared Timothy Snell to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of January, 2026.

_____
Notary Signature
My commission expires: 09/27/2026



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 14th day of January, 2026.

Notary Signature
My commission expires: 09/27/2026

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Tiffany Pollard, do hereby make oath that I am a licensed attorney and/or 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 January 14, 2026.

Affiant Signature

January 14, 2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 14th day of January, 2026.

Notary's Signature
My Commission Expires: 09/27/2026
Notary's Seal

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER