Executor's QuitClaim Deed

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 29 day of JANUARY, 2026.

NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1375361 DEEDQC
02/03/2026 11:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260203-0007368

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
CHRISTOPHER ALAN SNYDER 811 Jones St. Old Hickory, TN 37138	New Owner	043 06 0 / 183.00

In further fulfillment of the terms of the ***Last Will and Testament*** of CLAUD ALAN SNYDER, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Christopher Alan Snyder**, Executor of the **Estate of CLAUD ALAN SNYDER**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest, equitable and otherwise unto:

CHRISTOPHER ALAN SNYDER, Married, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 55 on the plan of Madison Park, Section 3 of record in Book 3500, page 104, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Said Lot No. 55 fronts 75 feet on the Southerly margin of Fedders Drive and extends back 135.9 feet on the Easterly line and 140.2 feet on the Westerly line to a dead line in the rear measuring 75 feet thereon.

BEING all the same property conveyed to **CLAUD ALAN SNYDER** unmarried and Christopher Alan Snyder, married, by Warranty deed from Lois R. Stacey dated March 24, 2023 and of record as Instrument #20230327-0021928, Register's Office for Davidson County, Tennessee. CLAUD ALAN SNYDER, died Testate, in Davidson County on August 22, 2025, Probate Case **#25P-1745**, divising this property to Christopher Alan Snyder, under **Section I** of his Last Will, and under **ARTICLE IV** of his said Last Will, authorizing his Executor, Christopher Alan Snyder, to execute any document necessary to convey the property.

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

The property conveyed herein is transferred subject to such easements, limitations,

encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2026.

This is improved property known as: 516 Fedders Dr, Madison, TN 37115.

The Executor by signing this Deed declares that the Estate of **CLAUD ALAN SNYDER** is solvent, and has no outstanding claims or taxes. The Executor releases any right the Executor has to recover this property in the event of subsequent insolvency of this Estate.

Witness my hand this 29 day of JANUARY, 2026.

The Estate of CLAUD ALAN SNYDER

By: Christopher Alan Snyder, Executor

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Christopher Alan Snyder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged him/herself to be the Executor for The Estate of CLAUD ALAN SNYDER, that he as such Executor, being authorized so to do, executed the within instrument, for the purposes therein contained by signing the name of The Estate of CLAUD ALAN SNYDER , as such Executor.

Witness my hand and official seal at Old Hickory, Tennessee this 29 day of JANUARY, 2026.

NOTARY PUBLIC

My Commission Expires: 6/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Jan. 29 2026.

Leroy Johnston Ellis, IV, Affiant

Jan. 29, 2026
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 29 day of January, 2026.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com