This Instrument Prepared By:

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401 Commerce Street, Suite 710
Nashville, TN 37219

Karen Johnson Davidson County
Batch # 1378351 DEEDQC
02/09/2026 02:20:16 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009552

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
William Barry Sneed, Trustee Cynthia Herring Sneed, Trustee The Sneed Community Property Trust 1306 Edgewood Nashville, TN 37206	Same as New Owner	0830 05 0 262.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSI11DERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **William Barry Sneed** and **Cynthia Herring Sneed**, as Grantors, by these presents do hereby quitclaim and convey unto **The Sneed Community Property Trust, U/A Dtd. the 6th day of February, 2026**, as Grantee, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 1306 Edgewood Place, Nashville, Tennessee 37206.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 6th day of February, 2026.

William Barry Sneed

Cynthia Herring Sneed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alison Altshuler, a Notary Public in and for said County, **William Barry Sneed** and **Cynthia Herring Sneed**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2026.

Notary Public

My Commission Expires: 1-22-2029

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

William Barry Sneed AS TRUSTEE

Subscribed and sworn to before me, this 6th day of February, 2026.

Notary Public

My Commission Expires: 1-22-2029

ALISON ALTSHULER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 33 on the Plan of Edgewood, E.T. Brown's Subdivision of the Bransford Place, of record in Book 332, Page 73, Register's Office for said County. Said Lot No. 33 fronts 55 feet on the Southerly side of Edgewood Place and extends back Southerly between parallel lines 146 ½ fee to an alley in the rear.

BEING the same property conveyed to **William Barry Sneed and Cynthia Herring Sneed, husband and wife**, by Warranty Deed from **Terri B. Borders, Unmarried,** instrument 20130430-0042774, of record in Register's Office for Davidson County, Tennessee.

The foregoing description was taken from the prior deed of record. *See* T.C.A. Section 66-24-121.