Karen Johnson Davidson County
Batch# 1402616 DEEDQC
04/07/2026 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260407-0027911

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2026

Notary Public

MY COMMISSION EXPIRES: 4-14-29 (AFFIX SEAL)

AMANDA PERRYMAN NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

MM 26 QCD 2300

THIS INSTRUMENT WAS PREPARED BY
Rudy & Partners PLLC
2012 21st Avenue
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eugenia Partners, GP	**Same as New Owner**	
(NAME)	(NAME)	
2610 Westwood Drive,		**11804021100 AND 11804021200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SNYDWOOD G. P.,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **EUGENIA PARTNERS, G.P.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 54 and 55 on the Plan of Grandview Heights Addition as of record in Book 161, pages 14 and 15, Register's Office for said County, described as follows: Beginning on the easterly side of Eugenia Avenue at the corner of Lots Nos. 55 and 56; thence with the line between said two lots 150 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 100 feet to the southerly margin of Longview Street; thence with the southerly margin of said Street westwardly 122 feet 7 inches to the southeast corner of a 25 foot street; thence with said margin, southwestwardly 56 feet 5 inches to the easterly margin of said Eugenia Avenue being the corner of Lots 54 and 55; thence with the easterly margin of said Avenue, southwardly 50 feet, more or less, to the beginning.

Being the same property conveyed to Snydwood G.P., by Warranty Deed executed January 15th, 2025 and recorded January 16, 2025 in Instrument Number 20250116-0003569, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2300 & 2304 Eugenia Ave, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 24th day of March, 2026

Snydwood, GP

BY: _____
William F. Snyder
Partner

BY: _____
Kenneth J. Woodard
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, signing for SNYDWOOD G.P., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of SNYDWOOD G.P., the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2026.

_____
Notary Public
My Commission Expires: 4-14-29
(SEAL)

AMANDA PERRYMAN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH J. WOODARD, signing for SNYDWOOD G.P., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of SNYDWOOD G.P., the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2026.

_____
Notary Public
My Commission Expires: 4-14-29
(SEAL)

AMANDA PERRYMAN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

RETURN TO:
Rudy & Partners PLLC
2012 12th Avenue S
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Margaret R Means, 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 3/24, 2026.

Affiant Signature

Date 4/6/26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of April, 2026.

Notary Signature

MY COMMISSION EXPIRES: 02-05-30

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY