Karen Johnson Davidson County
Batch # 1438235 DEEDQC
06/25/2026 01:05:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260625-0057548

Prepared by:
Monte D. Watkins
Attorney at Law
4448 Enchanted Circle
Nashville, TN 37218

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Michael Sneed	Chemical Mortgage Co.	150 090
3141 Kinwood Drive	200 Old Wilson Bridge Rd.	194.00
Antioch,TN 37013	Worthington, OH 43085	

QUITCLAIM DEED

FOR LOVE AND AFFECTION AND OTHER VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, we, Taryn Sneed, Taylor Sneed and Aleya Sneed, Grantors, have this day bargained and sold and by these presents do hereby quitclaim and convey unto our father, Michael Sneed, his successors and assigns, all legal right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 122, on the Subdivision Plan of Forest View Park, Phase II, Section V, of record in Plat Book 6250, page 458, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete description.
>
> Being the same property acquired by the laws of descent and distribution upon the demise of Vanesse Hambrick Sneed, via an Affidavit of Heirship submitted by attorney Ramsdale O'DeNeal, on the 25th of June, 2026 of record by instrument number 20260625-0057547, Register's Office Davidson County, TN.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 3141 Kinwood Drive, Antioch, TN 37013.

IN WITNESS WHEREOF, WE have hereunto set our signatures, on this the 25TH day of JUNE, 2026.

Taryn Sneed

Taylor Sneed

Taylor Sneed

Aleya Sneed

Aleya Sneed
with permission

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

On this the 25TH day of JUNE, 2026, before me personally appeared Taryn Sneed, Taylor Sneed and Aleya Sneed, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and acknowledged that they executed the within instrument for the purposes therein contained.

George H. Thompson
NOTARY PUBLIC

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson

My Commission Expires: 01/22/2029

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in the property transferred, whichever is greater, is $-0- Dollars, which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Taryn Sneed
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25TH DAY OF JUNE 2026.

George H. Thompson
NOTARY PUBLIC

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson

My Commission Expires: 01/22/2029