Karen Johnson Davidson County
Batch# 1452974 DEEDQC
07/31/2026 12:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260731-0070772

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 29th day of July, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Craig A. Snow and Rebecca Sue Snow, Trustees 2219 11th Avenue South Nashville, Tennessee 37204	SAME	105 13 0 223.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Craig A. Snow and wife, Rebecca Sue Snow**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the

Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Craig A. Snow and Rebecca Sue Snow, Trustees of the Craig & Rebecca Snow Living Trust, established by the Revocable Trust Agreement of Craig A. Snow and Rebecca Sue Snow dated July 29, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 29th day of July, 2026.

Craig A. Snow

Rebecca Sue Snow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Craig A. Snow and Rebecca Sue Snow, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of July, 2026.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Duck Worth's Addition to Nashville, of record in Book 57, page 83 and part of the Toll Gate Lot on the W.L.B. Lawrence Plan of record in Book 21, Page 148, Register's Office for Davidson County, Tennessee, more fully described according to a survey dated October 2, 1978, by John B. Kohl, III, Tennessee Registered Surveyors No. 100, as follows: Beginning at a point on the Westerly margin of 11th Avenue South, formerly Bertie Avenue at the Northeasterly corner of the property conveyed to Lorenzo Hatcher et ux Deed from Kannia L. Eubank of record in Book 3613, page 423, Register's Office for said County, Thence, with Hatcher's Northerly property line and the Northerly line of property conveyed to Mrs. Ruby Lee Pack by Deed from M.E. Derryberrym, Jr. Trustee, of record in Book 1218, Page 550, said Register's Office, Westwardly 183 feet to the Easterly margin of a 12 foot alley; thence with said margin of said alley, Northwardly 50 feet to the Southwesterly corner of the property conveyed to John F. Patton by Deed from Leonard Oren Baker, Sr., et ux of record in Book 3578, page 482, said Register's Office; thence with Patton's Southerly property line, Eastwardly 183 feet to a point on the Westerly margin of 11th Avenue, South; Thence with said margin of 11th Avenue South, Southwardly 50 feet to the point of beginning.

Being the same property conveyed to Craig Arnold Snow and wife, Rebecca Sue Snow, by deed from Craig Arnold Snow and wife, Rebecca Sue Snow and Lucille May Reason, unmarried, all together as tenants in common with right of survivorship, of record as Instrument No. 20130228-0019841, Register's Office for Davidson County, Tennessee.

Craig A. Snow and Craig Arnold Snow are one and the same person.

This is improved property known as 2219 11th Avenue South, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 July 29, 2026.

07/31/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 31st day of July, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

