Karen Johnson Davidson County
Batch# 1465236 DEEDQC
08/31/2026 08:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260831-0080149

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Naomi Snyder 1349 Greenland Ave. Nashville, TN 37216	SAME	061-16-0-162.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 25 day of August, 2026 between **Thomas Haehn,** ("Grantor"), and **Naomi Snyder**, ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11, of Block C, on the plan Greenland Estates Subdivision, of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Haehn, unmarried, by deed from Hazel Cole and Suellen Cole Patton, being the sole heirs at law of Gene Peck Cole and Gene E. Cole, also known as Gene Emerson Cole, of record as Instrument No. 20100511-0036261, dated May 10, 2010, said Register's Office. Thomas Haehn, having subsequently conveyed an 86% undivided interest in the property to Naomi Snyder by Warranty Deed dated June 22, 2022, and of record in Instrument No. 20220624-0072363, said Register's Office, executes this deed to convey his remaining 14% undivided interest in the Property to Naomi Snyder.

This is improved property known as: **1346 Cardinal Ave., Nashville, TN 37216.**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Thomas Haehn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Thomas Haehn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 25 day of August, 2026

_____
Notary Public
My Commission Expires: 01-04-2027

SARAH CAMERON VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

_____
Affiant/Grantee

Subscribed and sworn to before me this 25 day of August, 2026

_____
Notary Public
My commission expires: 01-04-2027

SARAH CAMERON VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 25, 2026

August 25, 2026

_____
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 26 day of August, 2026

Notary Public: _____

My Commission Expires: 11-18-2029