Davidson County DEEDQC
Recvd: 05/02/17 15:55 3 pgs
Fees:17.00 Taxes:0.00
20170502-0043275

THIS INSTRUMENT PREPARED BY:
Whitney S. McElroy, Attorney
HALE AND HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Stacey Lynn Sheldon 1952 Port James Circle Antioch, TN 37013	SAME	165 09 0A 058.00

For and in consideration of zero and no/dollars ($0.00), in accordance with the terms of that certain Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled *Stacey Lynn Swanson vs. Eddie James Swanson, Case No. 16D1921* in the Circuit Court for Davidson County, Tennessee, recorded on February 8, 2017 as Instrument No. 20170208-0013305 in the Register's Office for Davidson County, Tennessee, **EDDIE JAMES SWANSON** does hereby quitclaim, transfer and convey unto the said **STACEY LYNN SHELDON, formerly known as STACEY LYNN SWANSON and STACEY L. SWANSON**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain improved tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot no. 72 on the Plan of Section Two, Lakewood Village, of record in Instrument No. 200002150015148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Stacey L. Swanson by Special Warranty Deed recorded on September 27, 2010 as Instrument No. 20100927-0076616 in the Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 1952 Port James Circle, Antioch, TN 37013.

Witness my hand this 1st day of May, 2017.

EDDIE JAMES SWANSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, ~~Eddie James Swanson~~ MRB Mary R. Baker, a Notary Public of said County and State, Eddie James Swanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of May, 2017.

MARY R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires

Mary R. Baker
Notary Public
My commission expires: 3/4/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero and No/100 ($0.00) DOLLARS and is exempt from tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(E).

Affiant

Sworn to and subscribed before me, this 1st day of May, 2017.

MARY R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Comm. Expires

My commission expires:
3/4/2020

Mary R. Baker
Notary Public

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-11-2020