Bill Garrett Davidson County
Batch# 82449 DEEDQC
04/18/2018 02:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180418-0036669

Commitment Number: 23491157

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Brian C. Swartz, 4032 Windwood Lane, Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108-12-0B-142.00-C

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Erin Dotson Swartz, unmarried, whose mailing address is **4032 Windwood Lane, Nashville, TN 37214**, formerly married to Brian C. Swartz and now divorced pursuant to the Final Decree filed in Davidson County, Tennessee in Case No. 16-D-1799 on November 22, 2017, hereinafter grantor, for $38,750.00 (Thirty Eight Thousand Seven Hundred Fifty Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Brian C. Swartz**, an unmarried man, hereinafter grantee, whose tax mailing address is **4032 Windwood Lane, Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of Nashville, County of Davidson and State of Tennessee.

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Harborview, Phase I-A, Section 5, of record in Book 7900, Page 485, Register's Office for said County, and on the plan of Revision of Lots 79 AND 80, Phase 1A, Section 5, Harborview, of record in Book 8250, Page 308, Register's Office for said County.

Being the same parcel conveyed to Brian C. Swartz, a married man from Betty R. Johnstone (Also known as Betty L. Johnstone), by virtue of a deed dated 05/23/2014, recorded 05/28/2014, in deed book , page , as instrument no. 20140528-0045694 county of Davidson, state of Tennessee.

Assessor's Parcel Number: 108-12-0B-142.00-C

Property Address is: 4032 Windwood Lane, Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed at Instrument No. 20140528-0045694 recorded in the Register's Office of Davidson County, Tennessee.

Parcel ID: 108-12-0B-142.00-C

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 23 February, 2018:

Erin Dotson Swartz

STATE OF Tennessee
COUNTY OF Williamson

The foregoing instrument was acknowledged before me on 23 February, 2018 by **Erin Dotson Swartz** who is personally known to me or has produced OL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Claudia Boyett
Notary Public

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

State of Tennessee
County of Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 38,750.00 .

Subscribed and sworn to before me

This 23 day of February, 2018.

Affiant

Erin Dotson Swartz
Print Name

(Seal)

CLAUDIA BOYETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

Claudia Boyett
Notary Public

My commission expires:
1-4-2021

Claudia Boyett
Print Name

True Copy Certification

I, AMY COX, 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.

Signature

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, [~~Name of~~ Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melanie Miller

*Amy Cox

Notary's Signature

Melanie Miler

My Commission Expires: 4-27-2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES