This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 219141 DEEDQC
04/17/2019 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190417-0035302

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Alissa Maxwell Swearingen and husband, Nicholas James Alexiou<br>1513 Elmwood Avenue<br>Nashville, TN 37212 | same | 104 16 0 386.00 |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Alissa Maxwell Swearingen (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Alissa Maxwell Swearingen and husband, Nicholas James Alexiou, (the "Grantees"), in fee simple, as tenants by the entireties, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being the easterly 50 feet of Lot No. 74 on the Belmont Land Company's Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Said part of Lot No. 74 fronts 50 feet on the southerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Alissa Maxwell Swearingen, unmarried, by Deed from David Woolbright and wife, Grace Guerra Woolbright, of record in Instrument No. 20110518-0038068, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property, known as 1513 Elmwood Avenue, Nashville, Tennessee 37212.

**The purpose of this conveyance is to vest title to the interest in property being transferred by this deed to Alissa Maxwell Swearingen and husband, Nicholas James Alexiou, as tenants by the entireties.**

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 16th day of April, 2019.

Alissa Maxwell Swearingen, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Alissa Maxwell Swearingen, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 16th day of April, 2019.

Notary Public

My Commission Expires: 10-07-2019

JERRIE J. CHILCOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jerrie J. Chilcote
My Commission Expires
October 7, 2019
STATE OF TENNESSEE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A).

Affiant

Subscribed and sworn to before me this 16th day of April, 2019.

Notary Public

My Commission Expires: 10-07-2019

JERRIE J. CHILCOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jerrie J. Chilcote
My Commission Expires
October 7, 2019
STATE OF TENNESSEE

## CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, 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.

Andrea J. Sinclair

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Andrea J. Sinclair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 16th day of April, 2019.

Notary Public

My Commission Expires: 10-07-2019

JERRIE J. CHILCOTE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jerrie J. Chilcote
My Commission Expires
October 7, 2019
STATE OF TENNESSEE

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