Karen Johnson Davidson County
Batch# 281577 DEEDQC
09/05/2019 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190905-0089821

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0 .

April D. Williamson
Affiant

Subscribed and sworn to before me this 30th day of August 2019.

Notary Public
My commission expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Swann	New Owner	036B-C-014.00
700 Church St. Apt 508		
Nashville, TN 37203		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **James Randall Swann and Debbie C. Swann, husband and wife**, hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **James Swann,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 508 of Bennie Dillon, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizonal Property Act as the same is set forth in Section 66-27-101, et. Seq. of the Tennessee Code Annotated, under the Master Deed establishing Bennie Dillon, a Condominium of record in Instrument Number 20051215-0150617, with Attorney's Certification in Instrument No. 20051215-0150619, and as amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, Instrument No. 2011072-50056667, Instrument No. 20120927-0087986, and Instrument No. 20121217-0116226, in the Registers' Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof and the By-Laws for the administration thereof, and all the easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to James Randall Swann and Debbie C. Swann, husband and wife, by Special Warranty Deed, of record at Instrument No. 20180806-0076996, Register's Office for Davidson County, Tennessee, dated July 30, 2018, and recorded August 6, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **700 Church St., Apt 508, Nashville, TN 37203.**

Witness my/our hands this 30th day of August 2019.

James Randall Swann

Debbie C. Swann

STATE OF FLORIDA
COUNTY OF WALTON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within James Randall Swann and Debbie C. Swann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Rosa Beach, Florida, this 30th day of August 2019.

Notary Public

My Commission Expires: 2/18/2023

DAVID ANDERSON
MY COMMISSION # GG 303223
EXPIRES: February 18, 2023
Bonded Thru Notary Public Underwriters

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS REQUESTED OR MADE.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

