Karen Johnson Davidson County
Batch# 350580 DEEDQC
01/30/2020 10:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200130-0011111

QUITCLAIM DEED

JH-ESTATE-20-1737

JUSTIN HALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-20-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward Swafford	**Same as new owner**	
(NAME) **1737 23rd Ave North,**	(NAME)	**081-10-0-256.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIM YVETTE MILTON, NADINE MILTON, SHARITA MILTON, LADONNA MILTON FLETCHER, AND KWANDA TUCKER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **EDWARD SWAFFORD** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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

Being Lot No. 365 on the Plan of Plan of J. M., T. J. and G. W. Harding's Subdivision of Lots Nos. 1, 2 and 5 of Harding Besley Tract, or record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 365 fronts 50 Feet on the Westerly side of 23rd Avenue North and runs back between Parallel lines 200 Feet, more or less, to a dead line.

Being the same property conveyed to Nathaniel Milton by Warranty deed from BLC Investments, Inc., a Tennessee Corporation of record in Book 7513, page 285, Register's Office for Davidson County, Tennessee, dated March 25, 1988 and recorded on April 11, 1988. (Value or consideration shown in aforementioned deed $25,394.13.) Being also known as 1737 23rd Ave North Nashville, Tennessee 37208.

Nathaniel Milton, Sr. has since died intestate on December 11th 2013, leaving said property to daughters Kim Gene Milton, Nadine Milton, Sharita Milton, Ladonna Milton Fletcher, and Kwanda Tucker as his sole heirs at law per affidavits of heirship of record in instrument numbers __202001300011109____ and _202001300011110____, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1737 23rd Ave North, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 29 day of January, 2020.

Kim Yvette Milton

Kim ~~Gene~~ Yvette Milton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM ~~GENE~~ Yvette MILTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of January, 2020

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Witness my/our hand(s) this the 29 day of January, 2020.

Nadine Milton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29 day of January 2020.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Witness my/our hand(s) this the 29 day of January, 2020.

Sharita M. Milton
Sharita Milton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29 day of January, 2020.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Witness my/our hand(s) this the 29 day of January, 2020.

LaDonna Milton Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LADONNA MILTON FLETCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of January, 2020.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Witness my/our hand(s) this the 29 day of January 2020.

Kwanda Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29 day of January, 2020.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY