Karen Johnson Davidson County
Batch# 412140 DEEDQC
06/09/2020 06:44:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200609-0058716

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Kristi Sweeney & James Sweeney III	(NAME) SAME AS NEW OWNER	82-7-125
(STREET ADDRESS) 1013 Shoreside Drive	(STREET ADDRESS)	
Hendersonville, TN 37075	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **James S. Sweeney, III, a married man,** does hereby quitclaim and convey all of his interest in the subject property unto, **Kristi Sweeney and James Sweeney, III, wife and husband,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 and 2 on the plan of Humphrey Pierce's Addition to East Nashville, as shown by plat of record in Plat Book 161, Page 20, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James S. Sweeney, III, a married man by Deed dated March 31, 2015 from Erna C. Smith, unmarried, recorded April 2, 2015, in Instrument Number 20150402-0028858, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 29th day of May, 2020.

Affiant

My commission expires: 3/21/22
(Affix Seal)

MICHAEL T. MOSER Notary Public STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand this 29th day of May, 2020.

James S. Sweeney, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of May, 2020, before me personally appeared James S. Sweeney, III to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal, at office in Goodlettsville, TN this 29th day of May, 2020.

My commission expires: 3/21/22

MICHAEL T. MOSER Notary Public STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

