Karen Johnson Davidson County
Batch# 439331 DEEDQC
07/17/2020 08:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200717-0078531

Prepared By:
Timios, Inc.
2301 W. Plano Pkwy., Suite 215
Plano, TX 75075
Phone: (877) 251-0255
After Recording Return To:
MICHAEL SWIFT
4100 HELENA BAY CT,
HERMITAGE, TN 37076-3105

QUITCLAIM DEED

Send Tax Bills To New Owner:
MICHAEL SWIFT, **4100 HELENA BAY CT, HERMITAGE, TN 37076-3105**
Map & Parcel Nos.:
097 08 0 023.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, MICHAEL SWIFT, NOW MARRIED, WHO ACQUIRED TITLE AS UNMARRIED, does hereby quitclaim and convey unto MICHAEL SWIFT, A MARRIED MAN , his successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

4100 HELENA BAY CT, HERMITAGE, TN 37076-3105

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON COUNTY, STATE OF TENNESSEE: BEING LOT NO. 257, IN THE PLAN OF SECTION 8, LAKE PARK, OF RECORD IN PLAT BOOK 4885 (ERRONEOUSLY SHOWN AS A885 ON PRIOR DEED), PAGE 184, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERNECE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION. PARCEL:097 08 0 023.00 BEING THE SAME PROPERTY CONVEYED TO MICHAEL SWIFT, UNMARRIED BY DEED FROM JOSEPHINE A. HASSLER AND RACHEL W. HASSLER AND JANICE M. HASSLER AND JUDITH A. LIERENA, ALL UNMARRIED RECORDED 06/13/2007 IN DEED INSTRUMENT NO. 200706130070685, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 4100 HELENA BAY CT.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 11 day of May, 20 20

Michael Swift

MICHAEL SWIFT

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, MICHAEL SWIFT , the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Sumner County TN, this the 11 day of May ~~,2005~~. ase 2020

NOTARY PUBLIC
My Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-18-2022

CHRISTINE BOLANIS GARNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY 04-18-2022

Affidavit of Consideration:

State of: PA

County of: ALLEGHENY

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.– which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subject Property:

Subscribed and sworn before me, this 16th day of JULY, 20 20.

Affiant: MATT PORCHOCK

Notary Signature: Jennifer L Lander

Jennifer L. Lander

My Commission Expires: 10/17/2023

Notary Seal/Stamp:

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

Certification of Electronic Document:

I, DAVID GREENHALGH, 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: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary Seal:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic document registered by county registers prior to July 1, 2007, shall be considered with or without the certification provided in subsection (2).