Karen Johnson Davidson County
Batch# 440810 DEEDQC
07/20/2020 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200720-0079445

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Fidelity National Title, Five Lincoln Tower, Suite 110, 10200 SW Greenburg Road, Portland, OR 97223

Order Number: 45142020534

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **James Franklin Swiney, III, a/k/a James Frank Swiney, III and Robert W. Cross, a married couple**, who acquired title as unmarried, for Ten Dollars ($10.00) and other valuable consideration paid, do hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **James Franklin Swiney, III and Robert W. Cross, a married couple,** as tenants by the entirety, whose address is 4105 Sweetberry Court, Nashville, Tennessee 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Phase Four, Addition to Sugar Valley, of record in plat at Instrument No. 20070125-0010052 and Instrument Number 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 181 01 0B 212.00
Street address of property: 4105 Sweetberry Court, Nashville, Tennessee 37211
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20140325-0024577 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: James Franklin Swiney, III and Robert W. Cross, 4105 Sweetberry Court, Nashville, Tennessee 37211

Fidelity National Title of Oregon
45142020534-10

Signed this 15th day of July, 2020.

Signatures of Grantors:

James Franklin Swiney, III, AKA Frank Swiney III
a/k/a James Frank Swiney, III

Robert W. Cross

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 15th day of July, 2020 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came James Franklin Swiney, III, a/k/a James Frank Swiney, III and Robert W. Cross, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Property Address: 4105 Sweetberry Court, Nashville, Tennessee 37211
Tax Parcel: 181 01 0B 212.00

Oath of Consideration

I or we, James Frank Swiney III, Robert W Cross, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 15th day of July, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 15th day of July, 2020

Notary Public

QUENTIN ISABELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of RUTHERFORD

True Copy Certification

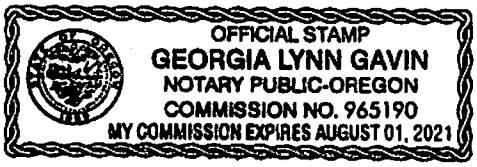
I, Deb Croucher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Oregon

County of Washington

Personally appeared before me, Georgia Lynn Gavin, a notary public for this county and state Oregonwho acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 8/1/21

Notary' Seal (if on paper)