Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 459644 DEEDQC
08/19/2020 10:02:17 AM 1 pg
Fees: $12.00 Taxes: $0.00
20200819-0093238

New Owner(s):	Send Tax Bills To:	Map and Parcel #
Darren R. Szwart **2809 W. Linden Ave** **Nashville, TN 37212**	**Same**	**104-14-0-114.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Darren R. Szwartz,** by these presents does hereby quitclaim and convey unto **Darren R. Szwartz and Stefanie Bala Szwartz, husband and wife,** his heirs and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Westerly 49 feet of Easterly 50 feet of the Northerly 167 feet of Lot No. 31 on the Plan of Belair of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 31 fronts 49 feet on the Southerly side of West Linden Avenue and runs back between parallel lines, 167 feet to a dead line.

Being the same property conveyed to Darren R. Szwartz, single by Warranty deed from Scott P. Tift and Nesrin G. Tift, husband and wife of record in Instrument No. 20121017-0095076 Register's Office for Davidson County, Tennessee, dated October 11, 2012 and recorded on October 17, 2012.

This is improved property known as **2809 W. Linden Ave, Nashville, TN 37212.**

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Darren R. Szwartz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of August, 2020, before me personally appeared **Darren R. Szwartz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand this 13th day of August, 2020.

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My commission expires: 10-5-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property is ***$ -0-*** and no other monetary consideration.

Affiant

Sworn to and subscribed before me this 13th day of August, 2020.

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My commission expires: 10-5-2022