# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 555620 DEEDQC
01/15/2021 02:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210115-0007281

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15th DAY OF January, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-QCD

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Brandon M. Nyswaner | Brandon M. Nyswaner | 093-13-0D-031.00-CO |
| 700 12th Ave. S. Unit 507 | 700 12th Ave. S. Unit 507 | |
| Nashville, TN 37203 | Nashville TN 37203 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**SUSAN L. NYSWANER AS TRUSTEE OF THE SWANCREST FAMILY REVOCABLE TRUST, DATED MARCH 2, 2011 AND ROBERT E. NYSWANER, AS TRUSTEE OF THE SWANCREST FAMILY REVOCABLE TRUST, DATED MARCH 2, 2011**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

**BRANDON M. NYSWANER**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. R 507, of Terrazzo, a Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws appended thereto of record in instrument No. 20081223-0122167, as amended by Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, Instrument No. 20081009-0102619 and Modification of Memorandum of Lease recorded at Instrument No. 20081230-123644, Instrument No. 20081250-0117745, Instrument No. 20081225-0122168 and Instrument No. 20090914-0085597, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit described in said Master Deed and By-Laws. Reference is hereby made to the Plan for Terrazzo Condominiums of record in Instrument No. 20081223-0122167, at Exhibit B, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Swancrest Family Revocable Trust, by Warranty Deed from William P. Pykosh and Susan M. Pykosh, his wife, of record in Instrument No. 20161202-0126880 in the Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 2, 2016.

This is improved property known as 700 12th Ave. S. Unit 507, Nashville, TN 37203

Witness our hand on this 15th day of JAN, 2021.

Susan L. Nyswaner as Trustee of the Swancrest Family Revocable Trust, dated March 2, 2011 and Robert E. Nyswaner, as Trustee of the Swancrest Family Revocable Trust, dated March 2, 2011

BY: _____
Susan L. Nyswaner, Co-Trustee

BY: _____
Robert E. Nyswaner, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named:SUSAN L. NYSWANER AS TRUSTEE OF THE SWANCREST FAMILY REVOCABLE TRUST, DATED MARCH 2, 2011 AND ROBERT E. NYSWANER, AS TRUSTEE OF THE SWANCREST FAMILY REVOCABLE TRUST, DATED MARCH 2, 2011, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SUSAN L. NYSWANER AS TRUSTEE OF THE SWANCREST FAMILY REVOCABLE TRUST, DATED MARCH 2, 2011 AND ROBERT E. NYSWANER, AS TRUSTEE OF THE SWANCREST FAMILY REVOCABLE TRUST, DATED MARCH 2, 2011 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of JAN, 2021.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

**Certificate of Authenticity**

I, Jim R. Vanderpool, do hereby make an 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 with the law.

_____
Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY