Karen Johnson Davidson County
Batch# 568578 DEEDQC
02/04/2021 10:47:41 AM 3 pgs
Fees: $18.00 Taxes: $134.20
20210204-0016316

THIS INSTRUMENT PREPARED BY:

McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $36,270.00.

AFFIANT

Subscribed and sworn to before me this 27 day of January, 2021.

NOTARY PUBLIC
My Commission Expires: 11-5-2024

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
Maclellan Hubbard
536 Armistead Place
Nashville, Tennessee 37215

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
116-12-0D-536.00CO

QUITCLAIM DEED

In consideration of $36,270.00, as reimbursement for Grantors' out-of-pocket expenses, and other good and valuable consideration, **Kenneth M. Switzer and wife, Marilyn W. Switzer,** Grantors, hereby quitclaim and convey all of our undivided rights, title and interests to the hereinafter described property to **Maclellan Hubbard,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit No. 536, on the Plan of Burlington Condominium Plat, Phase III, of record in Plat Book 6250, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of Burlington Condominiums, a horizontal property regime established by Master Deed of record in Book 6011, Page 653, amended in Book 6194, Page 440, and in Book 6362, Page 405, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth M. Switzer and wife, Marilyn W. Switzer, and Stewart Hubbard and wife, Doree Ann Hubbard, by Warranty Deed from Mary B. Williams, of record in Instrument No. 20060607-0067735, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Stewart Hubbard and wife, Doree Ann Hubbard to Kenneth M. Switzer and wife, Marilyn W. Switzer, of record in Instrument No. 20110602-0042099, Register's office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust executed by Kenneth M. Switzer and Marilyn W. Switzer, Stewart Hubbard and Doree Ann Hubbard, to Elizabeth Smith, Trustee, for the benefit of Maxine Bivins, Lender, securing the amount of One Hundred Sixty-Eight Thousand Forty-Two Dollars and 86/100 ($168,042.86) of record in Instrument No. 20200610-0059456, and as amended in First Amendment To Deed of Trust of record in Instrument No. 20200610-0059457, Register's Office for Davidson County, Tennessee. Said Deed of Trust, as amended, is hereby assumed in full by Grantee.

This is improved property with an address of 536 Armistead Place, Nashville, TN 37215.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 27 day of January, 2021.

Kenneth M. Switzer

Marilyn W. Switzer

Maclellan Hubbard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth M. Switzer, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

This the 27 day of January, 2021.

Notary Public

My Commission Expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Marilyn W. Switzer, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 27 day of January, 2021.

Notary Public

My Commission Expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Maclellan Hubbard, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

This the 27 day of January, 2021.

Notary Public

My Commission Expires: 9/22/21

