Karen Johnson Davidson County
Batch# 605685 DEEDQC
04/01/2021 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210401-0043327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 31 day of March, 2021.

Notary Public

My commission expires: 8.20.2023

(Notary Stamp)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601 Nashville, TN 37215

EXECUTOR'S QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hannah H. Swanson & Chelsea Susan Swanson	Legacy Home Loans, LLC	091-16-0-272-00
4113 Dakota Avenue	4004 Hillsboro Pike, Ste. 216B	
Nashville, TN 37209-3679	Nashville, TN 37215	

KNOWN ALL MEN BY THESE PRESENTS that **Hannah Holly Swanson & Chelsea Susan Swanson, Co-Executors of the Estate of Susan Shockley**, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, in accordance with the Last Will and Testament of the said Susan Shockley, having been duly admitted to probate in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 20P830, hereby conveys, remises, releases and forever quitclaims unto **Hannah H. Swanson, an unmarried woman, and Chelsea Susan Swanson, an unmarried woman, as tenants in common with right of survivorship**, their heirs and assigns, all right, title and interest in and to the following real property and improvements located in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 1 and the Westerly 10 feet of Lot No. 2 on the Plan of Charlotte Avenue Church of Christ Addition to West Nashville of record in Plat Book 547, Page 199, 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 property adjoins and fronts together 60 feet on the Southerly margin of Dakota Avenue and extends back between parallel lines 150 feet with the Easterly margin of 42nd Avenue to an alley.

BEING the same property conveyed to Nels A. Swanson and wife, Susan E. Shockley by Warranty Deed from Patrick S. Calhoun and wife, Shelley P. Calhoun of record in Book 10441, Page 444, Register's Office for Davidson County, Tennessee, recorded on May 5, 1997; the said Nels A. Swanson having since died on October 4, 2007 leaving the said Susan E. Shockley as the surviving tenant by the entirety and sole owner of the subject property; the said Susan E. Shockley having since died testate on July 19, 2019, and by her Last Will and Testament having been probated in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 20P830, appointed the said Hannah Holly Swanson and Chelsea Susan Swanson as Co-Executors of her Estate, and by the same Last Will and Testament, the subject property was devised to Hannah Holly Swanson (also known as Hannah H. Swanson) and Chelsea Susan Swanson.

This is improved property also known as 4113 Dakota Avenue, Nashville, TN 37209-3679.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HANDS this 26th day of March, 2021.

Estate of Susan Shockley

Hannah Holly Swanson

Hannah Holly Swanson, Co-Executor

Chelsea Susan Swanson

Chelsea Susan Swanson, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Hannah Holly Swanson and Chelsea Susan Swanson, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Executors of the estate of Susan Shockley and that as Co-Executors they are authorized to execute the within instrument as Co-Executors and further acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2021.

My Commission Expires: 8.20.2025

Notary Public

LTC 21-000102-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)