QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 636655 DEEDQC
05/14/2021 11:50:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210514-0065327

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5-5-21.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

TOMMY EDWARD WELLS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2024

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Virginia Gail Swann, unmarried	Virginia Gail Swann, unmarried	033 04 0A 070.00
(Name) 70 Rolling Meadows Drive Goodlettsville, TN 37072	70 Rolling Meadows Drive Goodlettsville, TN 37072	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Christie N Swann Ring, a married person and Dana G Swann Anderson, a married person, hereinafter referred to as Grantor(s), hereby quitclaim to Virginia Gail Swann, unmarried his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Being Unit No. 70 as shown on Plat of Rolling Meadows, Phase I, Section IX, of record in Book 6250, Page 173, and Plan of record in Book 7900, Page 965, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 8049, Page 7111 and as amended in Book 9675, Page 386, said Register's.

Being the same property conveyed to Ellen G. Nichols from Rolling Meadows Joint Venture by Warranty Deed dated May 16, 1995 and recorded on May 25, 1995 in Book 9680, Page 839, Register's Office for Davidson County, Tennessee.

Further being conveyed by Virginia Gail Swann, single woman from Charles Lewis Nichols, III, as Executor and as Heir to the Estate of Ellen Gober Nichols; Robert Neil Nichols, as Heir to the Estate of Ellen Gober Nichols; Virginia Gail Nichols Swann, as Heir to the Estate of Ellen Gober Nichols by Quitclaim Deed dated November 5, 2010 and recorded on November 18, 2010 in Instrument Number 20101118-0092387, Register's Office for Davidson County, Tennessee.

Further being conveyed by Christie N Swann Ring, married and Dana G Swann Anderson, married from Virginia Gail Swann, single woman by Quitclaim deed dated March 22, 2019 and recorded on March 26, 2019 in Instrument Number 20190326-0027056, Register's Office for Davidson County, Tennessee.

Grantors warrant that they never lived in the subject property as married persons and that the subject property is not subject to any marital rights therein.

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

IN WITNESS WHEREOF, the said Christie N Swann Ring, a married person and Dana G Swann Anderson, a married person has hereunto set his/her/their signature, on this, the 5th day of May, 2021.

Christie N Swann Ring

Christie N Swann Ring

Dana G Swann Anderson

Dana G Swann Anderson

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Christie N Swann Ring, a married person and Dana G Swann Anderson, a married person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2021.

Notary Public

My Commission Expires: 9-25-24

(SEAL)

TOMMY EDWARD WELLS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY