AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280347014

Karen Johnson Davidson County
Batch# 796534 DEEDQC
01/28/2022 09:35:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220128-0010273

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 131-08-0-049-00

QUITCLAIM DEED

THIS DEED made and entered into on this 1 day of November, 2021, by and between **Matthew Swarm, a married man who acquired title as a single man, joined in execution by their spouse, Emily Carroll,** a mailing address of 1141 Granny White Court, Nashville, TN 37204, hereinafter referred to as Grantor(s) and **Matthew Swarm, a married man,** a mailing address of 1141 Granny White Court, Nashville, TN 37204, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1141 Granny White Court, Nashville, TN 37204

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20181015-0101592, recorded on 10/15/2018 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Matthew Swarm

Matthew Swarm

Emily Carroll

Emily Carroll

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Matthew Swarm and Emily Carroll, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 1 day of November, 2021.

Unity Anderson

Notary Public
My Commission expires: May 5, 2021

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 5, 2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Matthew Swarm
Affiant

Print Name: Matthew Swarm

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 1 day of November, 20 21.

Unity Anderson
Notary Public
My Commission Expires: May 5, 2025



Name and address for person(s) responsible for taxes:

Matthew Swarm
1141 Granny White Court
Nashville, TN 37204

My Commission Expires
May 5, 2025

Name and address of property owner:

Matthew Swarm
1141 Granny White Court
Nashville, TN 37204

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TN, DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF GRANNY WHITE COURT OF RECORD IN PLAT BOOK 2854, PAGE 115, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW SWARM BY WARRANTY DEED FROM LUKE G. GEBHARD AND LYSBETH D. GEBHARD OF RECORD IN INSTRUMENT NO. 20181015- 0101592 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 9, 2018 AND RECORDED ON OCTOBER 15, 2018.

PARCEL ID NUMBER: 131-08-0-049-00

PROPERTY COMMONLY KNOWN AS: 1141 GRANNY WHITE COURT, NASHVILLE, TN 37204

CERTIFICATE OF AUTHENTICTY

I, JON TOWERS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/1/2021.

Date

Affiant Signature

1/19/2022

Date

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 19th day of January, 2022.

Notary's Signature DEBORAH A. WALENCHOK

My Commission Expires: 03/03/2024

Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Deborah A. Walenchok, Notary Public
Allegheny County
My commission expires March 3, 2024
Commission number 1173177
Member, Pennsylvania Association of Notaries