Karen Johnson Davidson County
Batch# 801507 DEEDQC
02/07/2022 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,499.90
20220207-0014063

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $405,378.00. Affiant Subscribed and sworn to before me, this 14th day of ~~December~~ January, 2022. Notary Public My Commission Expires: _____

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

QUITCLAIM DEED

Address New Owner: Amanda E. Short and Matthew Swan 509 Lyndeboro Court Nashville, TN 37221	Send Tax Bills To: New Owner 509 Lyndeboro Court Nashville, TN 37221	Tax Information Map/Parcel: 141050A081.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CHARLENE T. SHORT and husband, CURTIS H. SHORT** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **AMANDA E. SHORT and husband, MATTHEW SWAN,** their heirs and assigns, all of its right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Avondale Park, Phase I, Section 2, as shown on the plan of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complcte description thereof.

Being the same property conveyed to Charlene T. Short and Curtis H. Short, wife and husband, by warranty deed from Daniel Waltman and Ashley Waltman, husband and wife, dated August 19, 2019, and recorded August 21, 2019, as Instrument No. 20190821-0084017, Register's Office for Davidson County, Tennessec.

This is improved property known aa 509 Lyndeboro Court, Nashville, Tennessee, 37221.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of ~~December~~ January CP, 2021.



CHARLENE T. SHORT

Curtis H. Short

CURTIS H. SHORT

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson CP

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Charlene T. Short and Curtis H. Short, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 10 day of ~~December~~ January, 2021 CP

Notary Public

My Commission Expires: 6/3/2024

202202070014063

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/10/22

GEORGE E. MUDTER, JR.
Dated 1/10/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/10/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

