Karen Johnson Davidson County
Batch# 843329 DEEDQC
04/21/2022 09:17:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220421-0046029

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: 20/20 Title LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Joshua C. Sweat	Joshua C. Sweat	08303005200
2015 Greenwood Avenue	2015 Greenwood Avenue	
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JOSHUA C. SWEAT, an unmarried man, and WENDY L. SWABY, a married woman, joined by spouse STACY SWABY, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JOSHUA C. SWEAT, an unmarried man, hereinafter referred to as "Grantee", whose mailing address is: 2015 Greenwood Avenue, Nashville, TN 37206, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly Half of Lot No. 1 on the Plan of Sharpe and Horn's Fifth Addition to Nashville, in the 18th Civil District of said County and of record in Book 161, Page 173, Register's Office for said County.

Said Westerly One-Half of Lot No. 1 fronts 50 feet on the Northerly side of Greenwood Avenue, and runs back between parallel lines, with an unnamed street, 181.7 feet to an alley.

Tax ID No.: 08303005200

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20210614-0080058, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2015 Greenwood Avenue, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

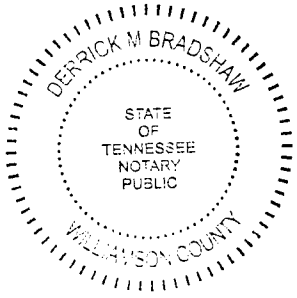
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25th day of March, 2022.

Joshua C Sweat
JOSHUA C. SWEAT

STATE OF TENNESSEE
COUNTY OF Sumner

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JOSHUA C. SWEAT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of March, 2022.

J mPh
Notary Public
My Commission expires: 1-28-2024



IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of March, 2022.

STACY SWABY

STATE OF TENNESSEE
COUNTY OF Sumner

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that STACY SWABY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of March, 2022.

Notary Public
My Commission expires: 1-28-2024

DERRICK W BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 25 day of ~~MAY~~ March, 2022.

DMB
SCS

Wendy L. Swaby
WENDY L. SWABY

STATE OF TENNESSEE
COUNTY OF Sumner

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WENDY L. SWABY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 25 day of March, 2022.

DMB
Notary Public
My Commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

JOSHUA C. SWEAT

Subscribed and sworn to before me this 23 day of March, 2022

Notary Public
My Commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, RANDI JONES, 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 MARCH 25 2022 (date of document).

Randi Jones
Affiant Signature

APRIL 8 2022
Date

State of PA

County of Washington

Sworn to and subscribed before me this 8 day of APRIL 2022

DeAnna Lynn Barton
Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries