SEND TAX NOTICE TO:
NEW OWNERS:
Robert Swinney,
Theresa VanDusen, and
Elaine Arnold
3600 Caldwell Court
Nashville, Tennessee 37204

THIS INSTRUMENT PREPARED BY:
William D. Cartwright
Attorney at Law
Cartwright Law, LLC
1535 West Northfield Blvd., Ste 3
Murfreesboro, Tennessee 37129
(615) 785-2909

SEND TAX BILLS TO:
Robert Swinney, Theresa VanDusen,
and Elaine Arnold
3600 Caldwell Court
Nashville, Tennessee 37204

MAP-PARCEL NUMBERS:
16DA-7892
Map 118-14
Par. 39

Karen Johnson Davidson County
Batch# 846423 DEEDQC
04/27/2022 01:24:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220427-0048734

EXECUTOR'S QUITCLAIM DEED

FLORENCE B. SADLER (Also known as Florence B. Swinney), died testate on the 18th day of June, 2021. An Order for Probate of Decedent's estate was filed in the Circuit Court (Probate Division) of Davidson County, Tennessee on the 13th day of January 2022; Case No. 21P1970. Letters of Testamentary were issued to Robert Swinney. In accordance with the Last Will and Testament as recorded in Case No. 21P1970, of the Register's Office of Davidson County, Tennessee, ROBERT SWINNEY, Executor ("Grantor"), quitclaims and conveys to ROBERT SWINNEY, THERESA VANDUSEN, and ELAINE ARNOLD ("Grantee"), all right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 8 on the Plan of Caldwell Court, as of record in Book 2854, page 74, Register's Office for said County.
> Said Lot No. 8 fronts 86 feet on the northerly side of Caldwell Court and extends back 131.1 feet on the easterly line and 138.3 feet on the westerly line to a dead line, measuring 129.7 feet thereon.

Being the same property conveyed to Herb C. Swinney (predeceased Florence B. Swinney) and wife, Florence B. Swinney, by Warranty Deed from J. Manning Potts and wife, Agnes W. Potts, of record in Deed Book 4115, Page 929, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to J. Manning Potts and wife, Agnes W. Potts, by deed from Ira T. Adams and wife, of record in Book 3128, page 411, Register's Office for Davidson County, Tennessee.

This is improved property known as 3600 Caldwell Court Nashville, Tennessee 37204.

This conveyance is made subject to:
Easement and setback line and conditions of owners certificate as shown on plan of record in Book 2854, page 74, R.O.D.C. Tennessee, and instrument of record in Book 3160, page 447, said Register's Office, in which setback line was changed from 50 feet to 47.5 feet; Restrictive covenants contained in instrument recorded in Book 2996, page 243, R.O.D.C. Tennessee.

This transfer is by Quitclaim and Grantor makes no representations or warranties of title.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed or record. No new survey performed.

WITNESS our hands this the 27 day of APRIL, 2022.

Estate of FLORENCE B. SADLER

By: Robert S. Swinney
ROBERT SWINNEY,
Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the ____ day of APRIL 27, 2022, before me personally appeared ROBERT SWINNEY, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal.

APRIL MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public My Commission Expires: 05-01-2024