Karen Johnson Davidson County
Batch# 877987 DEEDQC
06/27/2022 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0072946

Prepared by:
615 Title, LLC
807 Bradford Ave
Nashville, TN 37204

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0

Affiant

Subscribed and sworn to before me this 21st day of June, 2022.

Notary Public
My commission expires: 6/24/26

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stokes R. Swann	New Owner	
808 W Greenwood Ave		Parcel No.: 050E-A-011.00
Nashville, TN, 37206		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **808 W Greenwood Ave Nashville TN 37206, LLC,** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **Stokes R. Swann,** hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot 57, as shown on the map entitled Thornby Place Subdivision, of record in Plat Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam Swann, unmarried and Stokes Swann, married, by deed from Edward Gentry and Delphine Gentry, of record on December 2, 2015 in Instrument No. 20151202-0121539, Register's Office for Davidson County, Tennessee.

Also being the same conveyed to Stokes Robinson Swann, by Quitclaim Deed from Adam Montgomery Swann, of record on May 1, 2017 in Instrument No. 20170501-0042433, Register's Office for Davidson County, Tennessee.

Further conveyed to 808 W Greenwood Ave Nashville TN 37206, LLC, by Quitclaim Deed from Stokes Robinson Swann, of record on October 16, 2017 in Instrument No. 2017116-0105943, Register's Office for Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **808 W. Greenwood Avenue, Nashville, TN 37206.**

Witness my/our hands this 21st day of June, 2022.

808 W Greenwood Ave Nashville TN 37206, LLC

By: Stokes R. Swann, Sole Member

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named Stokes R. Swann, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Sole Member of 808 W Greenwood Ave Nashville TN 37206, LLC, and that he/she is authorized by 808 W Greenwood Ave Nashville TN 37206, LLC to execute this instrument on its behalf by him/her-self as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2022.

Notary Public

My Commission Expires: 6/14/26

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 6/21/2022.

D. Shayne Adair

6/22/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 22 day of June, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026