Karen Johnson Davidson County
Batch# 895005 DEEDQC
07/27/2022 11:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220727-0085727

QUITCLAIM DEED

FROM: Josiah Stelzer

TO: Charley D. Swallows

This Instrument was prepared by:
Smith Sholar Milliken
846 Conference Dr., Ste. 4
Goodlettsville, TN 37072

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.:**
391 Dodson Chapel Rd Unit 31 Hermitage, TN 37076	391 Dodson Chapel Rd. Unit 31 Hermitage, TN 37076	97-8-A-125

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed for in consideration of the sum of One Dollar(1.00), cash in hand paid, the seller Josiah Stelzer, has bargained and sold, and by these presents does transfer and quitclaim to Charley D. Swallows his heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit W-5 in a Horizontal Property Regime as shown on the condominium site plan of Section One, Lake Chateau Condominium Apartments, as of record in Book 4675, Page 43, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charley D. Swallows and wife, Eleanor Sue Swallows and David B. Swallows, unmarrried, by Deed dated March 5, 1999 from N.P. Builders, recorded March 10, 1999, in Book 11377, Page 403, Register's Office of Davidson County, Tennessee. The said David B. Swallows died intestate on October 6, 2013 leaving his interest in said property to his heirs at law, the same being Marcella Eileen Swallows (wife), Cierra Swallows Cierra Swallows and Timothy Scott Swallows n/k/a Timothy Lee Scott. The said Eleanor Sue Swallows having since died December 29, 2016, vesting her interest in the surviving tenant by the entirety, her husband Charley D. Swallows. The said Marcella Eileen Swallows died intestate in 2021 leaving as her sole heirs at law Cierra Swallows and Josiah Stelzer. See Affidavit of Heirship for David B. Swallows of record in Instrument No. __202207270085724_ and Affidavit of Heirship for Marcella Eileen Swallows of record in Instrument No. _____202207270085725____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to, easements, restrictions, encumbrances and ordinances as the affect the premises.

This is improved property known as 306 Lake Chateau Drive, Hermitage, TN 37076.

Witness my hand this 19th day of July, 2022.

JOSIAH STELZER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for aforesaid County and State, JOSIAH STELZER, with whom I am personally acquainted or whose identity was provided to me on the basis of satisfactory Evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2022.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11/28/2026

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OR STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

STATE OF TENNESSEE

COUNTY OF DAVISON The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 19 day of July, 2002.

Affiant

My commission expires 3/6/24 Notary Public

(Affix Seal)

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/19/22 (date of document)

Affiant Signature

7/27/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27 day of July, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY