Karen Johnson Davidson County
Batch# 895005 DEEDQC
07/27/2022 11:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220727-0085728

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Charley D. Swallows	(NAME) NEW OWNER	97-8-A-125
(STREET ADDRESS) 306 Lake Chateau Dr.		
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Timothy Scott Swallows n/k/a Timothy Lee Scott,** Grantor, does hereby quitclaim and convey unto **Charley D. Swallows,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in ~~ROBERTSON~~ Davidson County, Tennessee, as follows:

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, unmarried, 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) and 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.

The property address is: 306 Lake Chateau Drive, Hermitage, TN 37076

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 25 day of July, 2022.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

Witness my hand this 25 day of July, 2022.

Timothy Lee Scott

Timothy Scott Swallows n/k/a Timothy Lee Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for aforesaid County and State, Timothy Scott Swallows n/k/a Timothy Lee Scott, 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 25 day of July, 2022.

NOTARY PUBLIC

My Commission Expires:

CHRISTOPHER SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

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 7/25/22 (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