Karen Johnson Davidson County
Batch# 948200 DEEDQC
12/06/2022 10:26:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221206-0127109

This instrument prepared by:
Martha Brooke Perry
Law Offices of
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Sharon A. Swetman

TO NEW OWNER: Steven R. Swetman
4020 Marydale Dr.
Nashville, TN 37207

Map & Parcel:
041 08 0 007.00

SEND TAX BILLS TO: SAME

QUITCLAIM DEED

For and in consideration of the love and affection that I have for my husband, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Sharon A. Swetman, Grantor herein, do hereby quitclaim and convey unto Steven R. Swetman, Grantee herein, his heirs, successors, and assigns, all my right, title, and interest in and to the following described property, subject to the life estate that I hereby reserve unto myself:

Land in Davidson County, Tennessee, being Lot 28, Hickory Acres, Section II, as shown on plat of record in Plat Book 2330, Page 117, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Steven R. Swetman and wife, Sharon A. Swetman by deed of record at Instrument No. 20050412-0040603, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the life estate retained herein by the Grantor and to such liens, limitations and restrictions as may affect the premises.

This is improved property having an address of 4020 Marydale Drive, Nashville, Tennessee, and this is the same descriptions as the prior deed of record.

IN WITNESS WHEREOF, I have caused this instrument to be executed this the 2nd day of December, 2022.

Sharon A. Swetman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sharon A. Swetman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Dec. 2nd, 2022.

NOTARY PUBLIC

My Commission Expires: 7/26/25

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is 0.00.

Grantee/Affiant

SWORN to and subscribed before me
this the 2nd day of December, 2022.

NOTARY PUBLIC

My commission expires: 7/26/25

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT. FURTHER, THE PREPARER MAKES NO REPRESENTATIONS OR OPINIONS AS TO THE STATUS OR MARKETABILITY OF TITLE, TAX CONSEQUENCES RELATED TO THE TRANSACTION HEREIN, OR APPLICATION OF ZONING OR OTHER LAWS OF RELEVANT GOVERNMENTAL AUTHORITY AND ASSUMES NO LIABILITY THEREFORE.