Karen Johnson Davidson County
Batch# 983241 DEEDQC
03/21/2023 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230321-0020557

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**Albertelli Law** **5404 Cypress Center Drive,** **Suite 150, Tampa,FL33609**	Sabrina Edgington 1307 Howard Avenue Nashville, TN 37216

Order Number: XTN23-60571

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jason Todd Swaggart and Sabrina Edgington, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Sabrina Edgington, a married woman,** whose address is 1307 Howard Avenue, Nashville, TN 37216, the following described real property located in the 11th Civil District of Davidson County, State of Tennessee and further described as follows:

Being the Easterly half of Lot No. 156 on the plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said Easterly half of Lot No. 156 fronts 50 feet on the Northerly side of Howard Avenue and runs back parallel lines 205 feet to a dead line.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 072 03 0 171.00
Street address of property: 1307 Howard Avenue, Nashville, TN 37216

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No.

20200327-0033509 in the Register's Office, Davidson County, Tennessee.

Signed this 15 day of March, 2023

Signature of Grantor(s):

Jason Todd Swaggart

Sabrina Edgington

STATE OF Tennessee, COUNTY OF Davidson SS:

BE IT REMEMBERED That on this 15 day of March, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jason Todd Swaggart and Sabrina Edgington, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public Amber E. Gruszczynski

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

County Parcel Number: 072 03 0 171.00
Street address of property: 1307 Howard Avenue, Nashville, TN 37216

Oath of Consideration

I or we, SABRINA Bonnington Jason Todd Swaggart the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.

Signed this 15 day of MARCH, 2023

Signatures of Affiant(s):

Sworn and subscribed before me this 15 day of March, 2023

Notary Public Amber E. Gruszczynski

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Hilda Johnson, 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 3/15/2023 (date of document).

Affiant Signature

3/15/2023
Date

State of Florida

County of Orange

Sworn to and subscribed before me this ____ day of 3/15, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1-13-26

NOTARY'S SEAL

