Karen Johnson Davidson County
Batch# 1006428 DEEDQC
05/23/2023 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230523-0038744

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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 18th day of April, 2023. Notary Public My Commission Expires: 11/2/26

QUITCLAIM DEED

Address New Owner: Adam And Kelly Swartz Revocable Trust 4413 Dakota Avenue Nashville, Tennessee 37209	Send Tax Bills to: New Owner	Map Parcel No. 091-16-0-382.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM SWARTZ AND KELLY SWARTZ, HUSBAND AND WIFE** (collectively "Grantors"), by these presents, does hereby quitclaim and convey unto **ADAM SWARTZ AND KELLY SWARTZ RECOVABLE TRUST DATED THE 5TH DAY OF NOVEMBER 2019** and heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 312, Block 16, on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ADAM SWARTZ AND KELLY SWARTZ, HUSBAND AND WIFE, by deed from JESSE BLOCHER AND SARAH LYNN BLOCHER, HUSBAND AND WIFE, of record in Instrument number 20221003-0109071, dated October 03, 2022, said Register's Office.

This is improved property known as: 4413 Dakota Avenue Nashville, Tennessee 37209

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

ADAM SWARTZ

KELLY SWARTZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **ADAM SWARTZ AND KELLY SWARTZ**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2023.

Notary Public
My commission expires: _____

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **4/18/2023** (date of document).

Affiant Signature

4/18/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **April**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

