Prepared by:
Scott Swander
204 Acklen Park Drive
Nashville, TN 37203
B-22-2657

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 20th day of June, 2023.

Notary Public
My commission expires: 7/15/2026

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1016588 DEEDQC
06/20/2023 10:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230620-0046557

Address of New Owner:	Send Tax Bills to:	Tax Information:
Scott Swander	New Owner	104-02-3M-101.00
204 Acklen Park Drive #101		
Nashville, TN 37203		

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, , hereinafter the Grantor(s), **Scott Swander** by these presents, does hereby quitclaim and convey unto **Scott Swander and Susan Heinrich, husband and wife,** hereinafter the Grantee(s), all the interest the Grantor(s) has/have in the following tract or parcel of land in Davidson County, Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 101 of The Novello Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Novello Condominium of record in Instrument Number 20151116-0116232, as amended in Instrument No. 20161220-0133623, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being the same property conveyed to Scott Swander by Warranty deed from Jill Papenberg of record in Instrument No. 20220705-0077488 Register's Office for Davidson County, Tennessee, dated June 30th, 2022 and recorded on July 5th, 2022.

This property is improved property known as 204 Acklen Park Drive, Unit 101, Nashville, TN 37203.

Witness my hand this 16th day of June, 2023.

Scott Swander

Scott Swander

STATE OF Nevada
COUNTY OF Clark

Virtually appeared before me, Scott Swander, the undersigned, a notary public in and for said county and state, the within named with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2023.

Mark A. Braddy
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 22693701
Expires January 7, 2026

Notary
My Commission Expires: 01/07/2026

(Notary Seal)

Notarial act performed by audio-video communication.

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 6/16/2023.

Affiant Signature – Joshua A. Terry

6/20/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/20/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON