RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 1028440 DEEDQC
07/19/2023 02:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230719-0055695

PREPARED BY AND RETURN TO:
Valerie Webb & Associates PLLC
3037 Highway 31W
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 18 day of July, 2023.

Notary Public

My Commission Expires:

(SEAL)

PATTI ROBITAILLE
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

NO TITLE SEARCH HAS BEEN REQUESTED OF OR PERFORMED BY THE PREPARER AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

EXECUTOR'S QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kimberly Jo Swafford-Smith, Trustee 18811 Conner Rd Hilliard, FL 32046	New Owner	071 07 0 218.00

This Indenture is made on this 18 day of July, 2023, by and between KIMBERLY JO SWAFFORD-SMITH, EXECUTOR OF THE ESTATE OF MARTHA CAROL SWAFFORD, DECEASED, in connection with the distribution of the estate of the decedent pursuant to the decedent's will that was duly admitted to probate in the Chancery Court for Sumner County, Tennessee, Case No 2019PR-540, hereinafter referred to as, **GRANTOR**, and KIMBERLY JO SWAFFORD-SMITH, TRUSTEE OF THE MARTHA CAROL SWAFFORD REVOCABLE TRUST, DATED JANUARY 8, 2019, hereinafter referred to as **GRANTEE**.

GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to **GRANTEE** all its interest in the real estate described on Exhibit A attached hereto and incorporated herein by reference.

This is improved property known as 1903 Meridian St, Nashville, TN 37207.

IN WITNESS WHEREOF, the undersigned **GRANTOR** has executed this instrument or has caused same to be executed this 18 day of July, 2023.

GRANTOR:

Kimberly Jo Swafford-Smith, Executor of the Estate of Martha Carol Swafford

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, Kimberly Jo Swafford-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Martha Carol Swafford, deceased, and is authorized to execute this instrument on behalf of such Estate.

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

Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 73 feet of Lot No. 1 on the Map of Trinity Heights, as of record in Book 332, page 4, Register's Office for said County.

Said part of Lot No. 1 fronts 73 feet on the easterly side of Meridian Street and extends back 80 feet, more or less, on the northerly line and 82.8 feet on the southerly line with the northerly margin of an alley to the westerly line of Lot No. 2, measuring 73 feet thereon.

Descriptions taken from previous Deed.

Being the same property conveyed to Martha Swafford by Special Warranty Deed dated July 7, 2010, as Instrument No. 20100715-0055506, Register's Office for Davidson County, Tennessee. The said Martha Swafford a/k/a Martha Carol Swafford died testate on November 19, 2019, leaving Kimberly Jo Swafford-Smith, devisee. Pursuant to Martha Carol Swafford's Last Will and Testament, she bequeathed the above-described property to the Martha Carol Swafford Revocable Trust dated January 8, 2019. Martha Carol Swafford's Last Will and Testament was admitted for probate in the Chancery Court for Sumner County, Tennessee on December 3, 2019, as Case No. 2019PR-540, Chancery Court for Sumner County, Tennessee. The said Kimberly Jo Swafford-Smith is the Executor of the Estate of Martha Carol Swafford.

TRUE COPY CERTIFICATION

I, Patti Robitaille, 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 the 18th day of July 2023.

Patti Robitaille

Affiant Signature

Date: 7/18/23

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 18th day of July, 2023.

Gillian B. Kummer

Notary Public

My Commission Expires: September 23, 2026

