RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 1028444 DEEDQC
07/19/2023 02:40:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20230719-0055700

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:

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-02-2027

(SEAL)

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

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	See Exhibit A

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 U/A/D 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.

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.

Patti Robitaille
Notary Public

My Commission Expires: _____

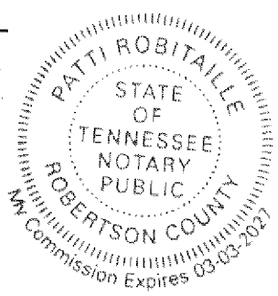


EXHIBIT "A"

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Joywood Heights, Section 2, of record in Book 113, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate description.

Map/Parcel 060-16-0-84.00
Property Address: 117 Dellway Drive, Nashville, TN 37207

Tract No. 2:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of the Subdivision of Joe Browne Estate as of record in Book 843, Page 107, Register's Office for said County.

Said Lot No. 13 fronts 68 feet on the northerly side of Mile End Avenue and runs back between lines 109 feet 3 inches on the westerly line with the easterly margin of North Sixth Street and 107 feet 5 inches on the easterly line to the southerly line of Lot No. 15 on which it measures 68 feet.

Map/Parcel 071 16-0 018.00
Property Address: 601 Douglas Avenue, Nashville, TN 37207

Tract No. 3:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Joe Browne Estates of record in Book 843, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Map/Parcel 071 16-0 019.00
Property Address: 603 Douglas Avenue, Nashville, TN 37207

Tract No. 4:

Land in Davidson County, Tennessee, being Lots 1 and 2 on the plan of J.D. Hostettler's Subdivision of Lots Nos. 1, 2, 3 and 4, Hermitage Addition, as of record in Book 547, Page 186, Register's Office for said County.

Said Lots Nos. 1 and 2 front 50 feet each on the southerly side of Hermitage Avenue, formerly Lebanon Road, and run back between parallel lines 145 to a dead line and front together 100 feet on the South side of the said Hermitage Avenue.

Map/Parcel 094-09-0-066.00
Property Address: 715 Lebanon Pike, Nashville, TN 37210

Tract No. 5:

Land in Davidson County, Tennessee, being Lot numbers 3, 4, 5 and 6 on the Plan of J.D. Hostettler's Subdivision of Lot Numbers 1, 2, 3 and 4, Hermitage Addition, as of record In Book 541, Page 186, Register's Office for said County. Said lot numbers 5 and 6 front fifty (50) feet each on the southerly side of Lebanon Road and run back between parallel lines 145 feet to a dead line.

Map/Parcel 094-09-0-095.00
Property Address: 725 Lebanon Pike, Nashville, TN 37210

Tract No. 6:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Crutcher's Subdivision of a part of the Lucy H. Lindsley Property of record in Book 161 at page 129, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the easterly margin of Meridian Street and extends back between parallel lines 120 feet to an alley.

Map/Parcel 071 15 0 394.00
Property Address: 1219 Meridian Street, Nashville, TN 37207

Tract No. 7:

Land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee more particularly described according to a survey made by Stephen A. Draper dated September 1, 1954 as follows:

Beginning at an iron pin in the northerly margin of Trinity Lane, as widened, 192.8 feet east of the intersection of the easterly margin of Dickerson Road and the northerly margin of Trinity Lane as widened; thence in a northerly direction north 19 deg. 12' east 194.83 feet to iron pin; thence in an easterly direction south 85 deg. 10' east 135 feet to a fence post; thence in a southerly direction, south 19 deg. 12' east 194.83 feet to an old stake and iron pin in the northerly margin of Trinity Lane, as widened; thence in a westerly direction north 85 deg. 10 west along the northerly margin of Trinity Lane, as widened 135 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point, being the southeastern corner of property belonging to Howard Cantrell, et ux, said point being common to Parcel 126 of Map 71-7 as recorded in Book 3133 Page 331 Register's Office for Davidson County, Tennessee; thence westerly, along the existing northern right of way line of East Trinity Lane, 35 feet more or less, to a point; thence northerly along the existing northern right-of-way line of East Trinity Lane 5.00 feet more or less, to a point, thence easterly in a straight line 35.47 feet more or less to a point on the common property line of Parcels 125 and 126 of Map 71-7 thence southwesterly along the common property line, 5.02 feet more or less to the point of beginning and containing therein an area of 176.17 square feet, more or less.

Map/Parcel 071 07 0 125.00
Property Address: 105 East Trinity Lane, Nashville, TN 37207

Tract No. 8:

Land in Davidson County, Tennessee, being in the 12th, formerly the 17th Civil District of said County, and described according to a survey made by James A. Hamilton, Jr., Surveyor, dated September 28, 1960, as follows:

Beginning at an iron pin in the northerly margin of Trinity Lane, as widened, 119.66 feet westerly from an iron pin in the western boundary line of the H.B. Haynie Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office; thence, with the northerly margin of said Trinity Lane, westwardly 80 feet to an iron pin in the eastern boundary line of a tract of land conveyed to Ben Williams and wife, Willie Williams, by deed from Lottie K. Netterville and husband, as of record in Book 1315, page 519, said Register's Office; thence, with said William's line, northwardly 194.83 feet to an iron pin, 100 feet southerly from the northeast corner of said William's tract; thence, eastwardly and parallel with said Trinity Lane 80 feet to an iron pin; thence, southwardly 194.83 feet to the beginning.

Included in the above description, but expressly excluded from this conveyance is that portion of land containing 400 square feet, more or less, which was conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 5995, page 386, Register's Office for Davidson County, Tennessee.

Map/Parcel 071 07 0 126.00
Property Address: 107 East Trinity Lane, Nashville, TN 37207

Tract No 9:

202307190055700

Land in the 12th Civil District of Davidson County, formerly the 17th Civil District, described according to a survey made by James A. Hamilton, Jr., Surveyor, January 20, 1949, as follows:

BEGINNING on the northerly margin of Trinity Lane, as widened at the Southeast corner of the property conveyed to Charles E. Matthews and wife, by deed from Ben Williams and wife, of record in Book 170, Page 175, Register's Office for Davidson County, Tennessee; thence with Matthews' eastern boundary line, northwardly 194.83 feet to an iron pin the Matthews Northeast corner; thence, continuing in the same direction 5.17 feet, in all 200 feet to a point; thence eastwardly 50 feet; thence southwardly and parallel with said Matthews' eastern boundary line 200 feet to a point on the northerly margin of said Trinity Lane; thence, with the northerly of said Trinity Lane, westwardly 50 feet to the point of BEGINNING.

Included, but EXCLUDED from this description is the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 6044, Page 55, Register's Office for Davidson County, Tennessee.

Map/Parcel 071 07 0 127.00
Property Address: 109 East Trinity Lane, Nashville, TN 37207

Tract No. 10:

Land in Davidson County, Tennessee, being Lot No. 12 in the J. B. Haynie's Oriental Plan, as of record in Book No. 161, pages 26 and 27, Register's Office for Davidson County.

Said Lot No. 12 fronts 100 feet on the northerly side of Countess Street, or Trinity Church Lane, and runs back between parallel lines 140 feet, more or less, to an alley.

Map/Parcel 071 07 0 150.00
Property Address: 319 East Trinity Lane, Nashville, TN 37207

Tract No. 11:

Land in Davidson County, Tennessee, BEING Lot No. 2, on the Plan of Sidney Rosenberg's Land on the Dickerson Pike, of record in Book 3, Page 23, of the Chancery Court at Nashville, for a more complete description, described as follows:

SAID Lot 2 fronts 230 feet on the westerly side of New Dickerson Pike and runs back 670 feet on the southerly line and 700 feet on the northerly line, along the center line of a 50 feet unnamed street, to a dead line in the rear, measuring 230 feet thereon.

INCLUDED IN THIS DESCRIPTION, BUT SPECIFICALLY EXCLUDED HEREFROM is that property conveyed to Metropolitan Government for Nashville/Davidson County, Tennessee, its representatives described as follows:

BEGINNING at a point in J. W. Hanley/s north boundary line and being 47 feet W of the Westerly ROW of Dickerson Pike; thence Westwardly 30 feet to a point; thence N 4 degrees 30' E. 213 feet to the southerly right-of-way of dedicated street; thence with the southerly right-of-way of said street, eastwardly 34 feet to a point being 58 feet west of the west right-of-way of Dickerson Pike; thence Southwardly 213 feet to the point of beginning and containing 0.15 acres, more or less, of record in Book 4196, Page 23, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THIS DESCRIPTION, BUT SPECIFICALLY EXCLUDED HEREFROM is that property conveyed to the State of Tennessee for the use and benefit of the Department of Highways, described as follows:

BEGINNING at a point in the existing westerly right-of-way of Dickerson Pike at J. W. Hunley's northeast corner; thence with Hunley's line, westwardly 47 feet to a point, thence northwardly 213 feet, more or less, to the southerly right-of-way of a dedicated street; thence with said street eastwardly 58 feet, more or less, to the westerly right-of-way of said Dickerson Pike; thence with said right-of-way S 8 degrees 14' 43" W, 215 feet, of record in Book 4196, Page 27, Register's Office for Davidson County, Tennessee.

Map 50-16-0 Parcel 9.00 & 10.00
Property Address: 381/385 Oakview Drive, Nashville, TN 37207

202307190055700

Tract No. 12:

Land in Davidson County, Tennessee, being Lot No. 22 of Block "A" on the Map of Belle Forest No. 2, of record in Book 843, Page 94, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Map/Parcel 072 14 0 307.00
Property Address: 1321 Chester Avenue, Nashville, TN 37206

Tract No. 13:

Land in Davidson County. Tennessee, being Lot No. 99 on the Plan of Sharpe and Horn's First Addition to East Nashville, as of record in Book 57, Page 152, Register's Office for said County.

Said Lot No. 99 fronts 50 feet on the westerly side of Stainbeck Avenue and runs back between parallel lines 160 feet, more of less, to an alley.

Map/Parcel 082 03 0 329.00
Property Address: 1118 Stainback Avenue, Nashville, TN 37207

Tract No. 14:

Land in Davidson County. Tennessee, being Lot No. 15 on the Map of the Subdivision of Joe Browne Estate as of record in Book 843, Page 107, Register's Office for said County.

Said Lot No. 15 fronts 50 on the easterly side of North Sixth Street and runs back between lines 138 feet 6 inches on the southerly line and 136 feet 9 inches on the northerly line to an alley on which it measures 50 feet.

Map/Parcel 071 16 0 017.00
Property Address: 1303 North 6th Street, Nashville, TN 37207

Tract No. 15:

Land in Davidson County, Tennessee, being Lot No, 322 and 323, on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County. Said lots adjoin and front together 61 feet on the east side of North Eighth Street, and extends back between parallel lines, Lot No. 323 running back along the south margin of Richardson Avenue, 165 feet to an alley.

Map/Parcel 082 04 0 062.00
Property Address: 1125 North 8th Street, Nashville TN 37207

Descriptions taken from previous Deed.

Being part of the same property conveyed to Martha Carol Swafford by Trustee's Quitclaim Deed dated May 8, 2019, as Instrument No. 20190515-0045881, Register's Office for Davidson County, Tennessee. The said Martha Carol Swafford died testate on November 19, 2019. 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

