QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1078832 DEEDQC
12/05/2023 03:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231205-0094078

File #23-PA-4155-RE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel N. Swaw	**Same as New Owner**	
(NAME)	(NAME)	
2716 Highway 47 N		**055 00 0 068.00**
(ADDRESS)	(ADDRESS)	
White Bluff, TN 37187		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEY MARIE CAREY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **DANIEL N. SWAW, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being at a point on the Northwest margin of Old Hydes Ferry Turnpike, now Libble Road, being 939 feet, more or less Northeast of the Northerly margin of State Highway No. 12, the same being the extreme Southeast corner of the L.L. Mayberry property; thence Northeasterly along Old Hydes Ferry Turnpike, now Libble Road, 681 feet to a point; thence Northwesterly 325' 1591 feet to a large red oak; thence Southwesterly 420 feet with the Southeasterly margin of the Langford property to a point, being the extreme Northeasterly corner of the L.L. Mayberry property, a large red oak; thence Southeasterly 2026 feet with the Northeasterly margin of the L.L. Mayberry property to the point of beginning, containing 25 acres, more or less.

Being the same property conveyed to Daniel N. Swaw, a married man, by Warranty Deed from James Robert Williams, Jr, a single man, Austin Mosley Williams, and James Emory Williams, of record in Instrument No. 20210624-0085566, in the Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 24, 2021.

The said Daniel N. Swaw having since been divorced, the said Ashley Marie Carey does execute this deed in compliance with Final Decree of Divorce of record in Case No. 2021-CV-282, in the Chancery Court of Dickson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X__ **improved** property known as: 4155 Libble Road, Nashville, TN 37218.

Witness my hand this the 29th day of November, 2023.

Ashley Marie Carey

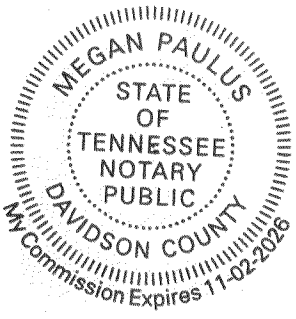
STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ashley Marie Carey, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purpose therein contained as her free act and deed.

Witness my hand, at office, this 29th day of November, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Megan Paulus,** 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 this the 5th day of December, 2023.

Megan Paulus
Affiant Signature
Date 12/5/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026