Karen Johnson Davidson County
Batch# 1083362 DEEDQC
12/18/2023 01:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231218-0097428

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Kristi Sweeney	(NAME) NEW OWNER	83-5-99
(STREET ADDRESS) 2918 Lee Davis Rd.		
(CITY) (STATE) (ZIP) Nashville, TN 37216	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **James Sweeney, III**, Grantor, does hereby quitclaim and convey unto **Kristi Sweeney**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 of Block "E" on the Plan of Eastwood Addition, as of record in Book 332, page 63, of the Register's Office for said County; said Lot No. 19 fronts 50 feet on the Northerly side of Jackson Street or West Eastland Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kristi Sweeney and James Sweeney, III, wife and husband by Deed dated May 29, 2020 from Kristi McCullen, recorded June 9, 2020, in Instrument Number 20200609-0058719, Register's Office of Davidson County, Tennessee.

The property address is: 1027 W Eastland Avenue, Nashville, TN 37206.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 15 day of December, 2023.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Witness my hand this 15 day of December, 2023.

James Sweeney, III

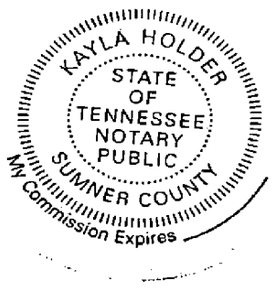
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2023, before me personally appeared **James Sweeney, III.** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 15th day of December, 2023.

Notary Public

My Commission Expires: 6/20/25



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/15/23 (date of document).

Affiant Signature

12/18/23
Date

State of TN

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY