**This Instrument Prepared by:**
**Bankers Title & Escrow Corporation**
**3310 West End Avenue, Suite 540**
**Nashville, Tennessee 37203**

Karen Johnson
Batch # 1118190
04/03/2024 10:18:00 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240403-0023330

# QUITCLAIM DEED

| Address New Owner as Follows: | Send Tax Bill to: | MAP-PARCEL |
|---|---|---|
| Sheri Swist<br>3220 A Alpine Ave.<br>Nashville, TN 37218 | NEW OWNER | 070 05 0F 001.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, **C&H Properties, LLC, a Tennessee limited liability company**, the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Sheri Swist, an unmarried woman,** the **Grantee** herein, their successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Thirtytwo-Twenty Alpine Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Thirtytwo-Twenty Alpine Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200812-0090283, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Michael P. Cullin, unmarried, dated January 14, 2022 in Instrument No. 20220118-0006611, Register's Office for Davidson County, Tennessee.

**This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.**

**This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.**

This is improved property known as: 3220 A Alpine Ave., Nashville, Tennessee 37218

**IN WITNESS WHEREOF**, the undersigned has executed this instrument on the 1st day of April, 2024.

**C&H Properties, LLC**
**a Tennessee limited liability company**

By: _____
**Alex H. Craw, Member**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State aforesaid, personally appeared **Alex H. Craw,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **C&H Properties, LLC,** the within named bargainor, a limited liability company, and that they have executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themselves as its Members.

Witness my hand and official seal this the 1st day of April, 2024.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public

My Commission Expires: Nov 8 2027

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
**Affiant**

Subscribed and sworn to before me this 1st day of April, 2024.

_____
Notary Public

My Commission Expires: Nov 8 2027