Karen Johnson
Batch # 1134676
05/15/2024 08:14:23 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240515-0035709

THIS INSTRUMENT PREPARED BY:

Richard K. Smith
PARKER, LAWRENCE, CANTRELL & SMITH, PLLC
100 Westwood Place, Suite 310
Brentwood, TN 37027
(615) 255-7500

STATE C
COUNTY
The actual consideration or value, whichever is greater, for this transfer is $ 0.

AFFIANT

Subscribed and sworn to before me May 13, 2024.

SHANE ALAN RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026

Notary Public
My Commission Expires: 9/7/26

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Erma M. Swiney 503 Harding Place Nashville, TN 37211	-SAME-	**147-02-0-184.00**

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that James Franklin Swiney, III, hereinafter called the Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby release, remise and quitclaim unto Erma M. Swiney, hereinafter called the Grantee, all of Grantor's right, title and interest in and to a certain tract or parcel of land described as follows:

LAND in Davidson County, Tennessee being Lot No. 42 Plan of Battery Crest, Section II, as shown of record in Book 7884, Page 159 Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erma M. Swiney, an unmarried widow and James Franklin Swiney, III, an unmarried man by Quitclaim Deed dated September 4, 2008, of record as Instrument Number 20080919-0095988 in the Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to all matters, terms and conditions on the plan of record and restrictive covenants of record in Book 3164, Page 215, and any and all supplements and amendments thereof, in the said Register's Office.

This is improved property known as 503 Harding Place, Nashville, TN 37211.

Said property is quitclaimed subject to such other limitations, restrictions and encumbrances as may affect the property.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER THEREOF, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED AND SHALL HOLD HARMLESS AND INDEMNIFY RICHARD K. SMITH AND PARKER, LAWRENCE, CANTRELL & SMITH FROM ALL LIABILITY, CLAIMS AND DAMAGES RESULTING THEREFROM.

WITNESS my hand this 13 day of May, 2024.

GRANTOR:

James Franklin Swiney, III

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared James Franklin Swiney, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 13 day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 9/7/26

SHANE ALAN RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2026