This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1147193 DEEDQC
06/14/2024 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240614-0044552

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 5 day of April 24

Notary Public

My Commission expires 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Marisa Renee Swystun & Amanda McNalley
1314 Porter Road,
Nashville, TN 37206

SEND TAX BILLS TO:
Marisa Renee Swystun & Amanda McNalley
1314 Porter Road,
Nashville, TN 37206

MAP AND PARCEL NUMBER: 08303001900

QUITCLAIM DEED
24NT00244

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Amanda McNalley, an unmarried person

By these presents do remise, release and **QUITCLAIM** unto

Amanda McNalley and Marisa Renee Swystun, wife and wife, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land being located in Davidson County, Tennessee, being the northeast part of Lot No. 43 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, and is part of the undivided portion of said lot shown on Plan of R.T. Creighton's Subdivision of the south part of Lot Nos. 42 and 43, in Brownsville, a plan of which subdivision is of record in Book 332, page 18, said Register's Office. Said part of Lot No. 43 is more particularly described as follows:

Beginning at the southwest corner of the Porter Road and Straightway Avenue, formerly Main Street; thence with the westerly margin of said Porter Road southerly 108 feet to a point; thence westerly and parallel with said Straightway Avenue 187.5 feet to a point; thence northerly 108 feet, more or less, to the southerly margin of said Straightway Avenue; and thence easterly with said southerly margin of Straightway Avenue, 212.5 feet to the beginning.

Being the same property conveyed to Amanda McNalley, an unmarried person from Robert Jones and wife, Debbie Jones, by Warranty Deed dated 10/15/2010 and recorded 10/29/2010 in Instrument No. 20101029-0086732, Register's Office of said County.

This is an improved property commonly known as: 1314 Porter Rd, Nashville, TN 37206-1661

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5 day of April 24

Amanda McNalley

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Amanda McNalley,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of April 24

Notary Public

My Commission expires: 5 / 18 / 25

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Marisa Renee Swystun

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marisa Renee Swystun,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of April 24

Notary Public

My Commission expires: 5 / 18 / 25

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4.5.24 (date of document).

Affiant Signature

4.16.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of April, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

