Karen Johnson Davidson County
Batch # 1164833 DEEDQC
08/01/2024 10:33:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240801-0058356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-10.00-**

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-28-2028

X Mary Martha McSwiney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/5/2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW

161 BELLE FOREST CIRCLE, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary M. McSwiney and William E. McSwiney, wife and husband	**SAME**	**115-14; Parcel 60**
6449 Bresslyn Road	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary M. McSwiney, ("Grantor"),** by these presents do hereby remise, release, quitclaim, and convey all of my right, title and interest, unto **Mary M. McSwiney and William E. McSwiney, wife and husband, ("Grantees"),** their successors and assigns, the intent of this deed being to transfer said property into the Grantees' names together as a married couple as a tenancy by the entireties, a certain tract or parcel of land, located in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 735 on the plan of West Meade Farms, Inc., Section VII, as of record in Book 2331, page 13, Register's Office for Davidson County, Tennessee.

SAID Lot No. 735 fronts 187.7 feet on the southeasterly margin of Bresslyn Road, and extends back between lines, 366 feet on the northeasterly line, and 329.8 feet on the southwesterly line, to a dead line in the rear, said line being a broken line on which it measures 128.5 feet.

BEING the same property conveyed to Mary M. McSwiney by quitclaim deed from William E. McSwiney, dated June 27, 1983, and recorded on June 29, 1983, of record in Book 6084, page 950, Register's Office for Davidson County, Tennessee.

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

The purpose of this transaction is to create a Tenancy by the Entireties between the Grantor and Grantees.

Unimproved ( )
This is improved (X) property, known as: **6449 Bresslyn Road, Nashville, TN 37205.**

Whenever 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 31st day of July, 2024.

Mary M. McSwiney
MARY M. McSWINEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Mary M. McSwiney** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at office this 31st day of July **2024.**

Notary Public
My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026