Prepared By:
Security Title & Escrow Company
1500 Hatcher Ln.
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 1231420 DEEDQC
01/29/2025 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250129-0006983

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between William R. Swanner, married, and Gregory L. Swanner, unmarried, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Kimberly A. Swanner, unmarried, SECOND PARTY, which expression shall include heirs, assigns, and Personal Representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys and quitclaims unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit No.1253, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Woodstock Condominiums of record as Instrument No. 20190204-0010414, as amended in 20190430-0039668 and being shown on Plat attached thereto as Exhibit "E", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William R. Swanner, Kimberly A. Swanner and Gregory L. Swanner, wife and husband, as joint tenants with rights of survivorship by Warranty Deed of record in Instrument No. 20220802-0087794, Register's Office for Davidson County, Tennessee.

Map/Parcel Number: 105-03-0R-042.00-CO

Property Address: 1253 4th Ave. S., Nashville, TN 37210

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their marital residence.

THIS DEED HAS BEEN PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES HEREIN. NO TITLE EXAMINATION HAS BEEN PERFORMED ON THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, this conveyance has been executed on the 28 day of January, 2025.

William R Swanner
William R. Swanner

Gregory L. Swanner

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, William R. Swanner, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28 day of January 2025.

My Commission Expires: 1/25/2026

NOTARY PUBLIC

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, Gregory L. Swanner, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28 day of January, 2025

My Commission Expires: 1/25/2026

NOTARY PUBLIC

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **-0-**.

AFFIANT

Subscribed and sworn to before me, this 28 day of January, 2025

My commission expires: 1/25/2026

NOTARY PUBLIC

MELISSIA DUGGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JANUARY 25, 2026

NEW PROPERTY OWNER:
Kimberly A. Swanner
1740 Creekstone Dr.
Columbia, TN 38401

PERSON RESPONSIBLE FOR TAXES:
SAME

I, Kim Swanner, 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 1/28/25.

Affiant Signature

1/28/25
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 28 day of January, 2025.

Notary Signature

Commission Expires: 7-30-25

