Karen Johnson Davidson County
Batch# 1234169 DEEDQC
02/04/2025 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250204-0008549

PREPARED BY

S. Elizabeth Greene, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Sue Robinson McSwiney
AFFIANT

Subscribed and sworn to before me on this day, February 4, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24,

New Owner Address:
Sue Robinson McSwiney
Revocable Living Trust
110 Longwood Place
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
117-09-0-B 006.00

QUITCLAIM DEED

Sue R. McSwiney ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Sue Robinson McSwiney Revocable Living Trust**, dated February 4, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **February 4, 2025.**

Sue R. McSwiney

Sue R. McSwiney

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Sue R. McSwiney**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 4, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, and being Lot No. 6 on the plan of Longwood, as of record at Plat Book 5200, page 86, as revised as to floor areas and lot coverages at Book 5419, page 183, both of record in the Register's Office for said County, and both to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Sue R. McSwiney, unmarried, from The Bradley Family Trust (created under the Will of Cloyce F. Bradley), joined by Cloyce Flowers Bradley, Jr., William McPheeters Bradley, Leah Bradley Williams, Mary Bradley Shaub, and Clay Jarnagin Bradley (all of the heirs of the Estate of Mary J. Bradley and all of the beneficiaries of said Trust), by deed of record in Instrument No. 20041112-0136143, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 110 Longwood Place, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 February 4, 2025.

Affiant Signature

2/4/2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 4, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028