Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Mercy Swander 924 Moleah Court Hermitage, TN 37076	Karen Johnson Davidson County Batch# 1238848 DEEDQC 02/20/2025 12:01:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20250220-0012309
SEND TAX BILLS TO:	NEW OWNER	
MAP-PARCEL NOS.	086-07-0A-044.00	

Prepared by: Cindy S. Smith, Attorney at Law
Post Office Box 292004
Nashville, TN 37229

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Stephen M. Swander**, (herein "Grantor") by these presents do hereby quitclaim and convey unto **Mercy Swander**, (herein "Grantee") their successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Bret Ridge, as of record in Plat Book 6900, Page 121, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mercy Swander and husband, Stephen M. Swander from Mercy Swander FKA Mercy E. Lee by Quitclaim Deed dated December 9 2002, and recorded December 16, 2002, of record in Instrument No. 20021216-0154334, Register's Office for Davidson County, Tennessee.

This is improved property with a common address of 924 Moleah Court, Hermitage, TN 37076.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30 day of January 2025

X _____

Stephen M. Swander

Notary

STATE OF Georgia

COUNTY OF Forsyth

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Stephen M. Swander**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of January 2025

_____

Notary Public

My Commission Expires: 8/30/2026

Pursuant to TCA 67-4-409 including but not limited to section (a)(1)(C)(i)(v), the transfer made herein is between divorced parties and is to dissolve the tenancy by the entirety.

2501-004

COLEEN TOMLINSON NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA 08-30-2026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **January 30th, 2025** (date of document).

Cindy S. Smith, Affiant

2/18/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 18th day of February, 2025.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026