

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH 2025.

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD WALTON FRANKLIN SWOR	**SAME**	**116-08-0L-103.00**
(NAME) **102 CANTRELL SQUARE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1245583 DEEDQC
03/10/2025 03:59:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250310-0018062

EXECUTOR'S QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SAMMY V. SWOR, EXECUTOR OF THE ESTATE OF THURMAN JOSEPH BANKS,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **RICHARD WALTON FRANKLIN SWOR,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3, together with the appurtenant interest in the common elements of Cantrell Square Condominiums, a horizontal property regime established by Master Deed of record in Book 7223, Page 644, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to THURMAN J. BANKS, AN UNMARRIED PERSON, by deed from DAVID GRAY MCCLELLAN, of record in Book 11210, Page 343, dated November 9, 1998. THURMAN J. BANKS died testate on or about June 12, 2024, devising said property to RICHARD WALTON FRANKLIN SWOR by Will of record in Case No. 24P1388 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Thurman J. Banks and Thurman Joseph Banks are one and the same person.

This conveyance is subject to that certain Deed of Trust dated December 22, 2014, executed by Thurman J. Banks, an unmarried man, in favor of NationStar Mortgage LLC of record in Instrument No. 20150205-00111015, said Register's Office, and to that certain Deed of Trust dated December 6, 2007, executed by Thurman J. Banks, unmarried, in favor of JPMorgan Chase Bank, NA of record in Instrument No. 20080128-0008581, said Register's Office.

Subject to Master Deed for Cantrell Square of record in Book 7223, page 644; Declaration of Easement for ingress and egress of record in Book 7041, page 468; Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County acting by and through the Electric Power Board of said Government, of record in Book 7255, page 1; and any and all other easements, restrictions and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **102 CANTRELL SQUARE, NASHVILLE, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 9th day of March, **2025.**

Sammy V. Swor, Jr Executor

SAMMY V. SWOR, EXECUTOR OF
THE ESTATE OF THURMAN JOSPEH BANKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sammy V. Swor, Executor of the Estate of Thurman Joseph Banks,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of March, **2025.**

My Commission Expires: Nov. 8, 2027

Notary Public

MARTHA ZENDLOVITZ EMESON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2027