QUITCLAIM DEED

The actual consideration or value for this transfer is $ 0

Joseph Daniel Canaday
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 7th day of March 2025

NOTARY PUBLIC
My Commission Expires: 01/24/2028

JOHNSTON ELLIS ATTY LEROY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

Karen Johnson Davidson County
Batch# 1245975 DEEDQC
03/14/2025 07:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250314-0018567

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
JOSEPH DANIEL CANADAY 320 Keeton Ave. Old Hickory, TN 37138	New Owner	044 05 0 / 031.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by JOSEPH DANIEL CANADAY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JERRY W. SWANSON, un-married, and owner of a 4/6 interest in the property described herein, and **CYNTHIA K. MOSS**, married, an owner of a 1/6 interest in the property described herein, the GRANTORS herein, by these presents do transfer, QuitClaim and convey all right title and interest, equitable and otherwise unto:

JOSEPH DANIEL CANADAY, un-married the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Northerly 31 Feet of Lot No 57, and the Southeasterly 32 Feet of Lot No. 56 on the un-recorded map of Scenic View Subdivision, and being designated as Lot GG on the un-recorded map of certain lots in Scenic View Subdivision, and described according to a survey thereof made by James L. Murphy, Jr. Surveyor on June 2, 1959, as follows:

Beginning at a point in the Southeasterly Margin of Keeton Avenue, 63 feet Southeast from a 20 foot strip dedicated as a public walkway; thence Southwesterly parallel to said 20 foot strip, 165 feet to a point; thence Southeasterly 63 feet to a point; thence Northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of Keeton Avenue, Northwesterly 63 feet to the point of beginning.

Being the same property conveyed to Christine Driver, unmarried, and Jerry W. Swanson, unmarried by deed from Thomas C. Fichtel and wife, Judy D. Fichtel, dated April 20TH 1989 and of record in **Book** 7827, **page** 103, Register's Office for Davidson County, Tennessee. The Said Christine Driver, and Jerry W. Swanson were subsequently married, and Christine Driver was known as Christine Swanson.

Christine Swanson Died, Intestate in Davidson County, TN. on 11/21 2022, leaving Jerry W. Swanson, Cynthia K. Moss, and Jason Eric Potter as her sole heirs at law. Jason Eric Potter is now deceased.

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

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 320 Keeton Ave, Old Hickory, TN 37138.

CYNTHIA K. MOSS makes Oath that the Property described herein has never been her primary residence nor the residence of her spouse or any dependent and this transfer is not made to defeat the rights of any third party.

Sworn to and Witness my hand this 11 day of March, 2025.

Jerry W. Swanson
JERRY W. SWANSON

Cynthia K. Moss
CYNTHIA K. MOSS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named JERRY W. SWANSON the bargainor(s), 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.

Sworn to and Witness my hand and official seal this 7th day of March, 2025.

Leroy J. Ellis IV
NOTARY PUBLIC

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 01/24/2028

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Cheryl Denise Whitfield, a Notary Public in and for said County and State, the within named CYNTHIA K. MOSS the bargainor(s), 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.

Sworn to and Witness my hand and official seal this 11 day of March, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 09/05/2028

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 March 7th 11 2025.

Leroy Johnston Ellis, IV, Affiant

March 11, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 11 day of March, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com