This Instrument was prepared from information furnished by the parties without the benefit of a title examination

Karen Johnson Davidson County
Batch # 1259981 DEEDQC
04/15/2025 08 35 24 AM 2 pgs
Fees $12 00 Taxes $0 00
20250415-0028394

This instrument prepared by.

Name. Jeffrey S. Strickland, Esq.
Firm. Strickland Law, PLLC
Address· 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number· 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel Numbers
Michael A. Swope	New Owner	133 14 0 021.00
4718 Abbay Drive		
Nashville, Tennessee 37211		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Michael A. Swope, as Executor of the Estate of Marjorie B. Chapman ("Grantor") and in accordance with Tennessee Code Annotated Section 31-2-103 as provided for in Marjorie B. Chapman's last will and testament filed in the Davidson County Probate Court, Docket No. 24P2979 do hereby convey and quitclaim unto Michael A. Swope ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Abbay Hall Subdivision, as of record in Book 2331, Page 18, Register's Office for said county.

Said Lot 3 fronts 85 feet on the east side of Abbay Drive, and runs back between lines, measuring 161.7 feet on the north line, and 157.8 feet on the south line, to a line in the rear measuring 85.1 feet thereon.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to William J. Faimon, Trustee, from James H. Chapman, Jr. and wife, Marjorie B. Chapman, and as conveyed from William J. Faimon, Trustee , unto Marjorie B. Chapman, (as a re-conveyance) by Quitclaim Deed dated September 16, 1977, and of record in Book 5198, Page 732, Register of Deeds' Office for Davidson County, Tennessee.

This is improved property known as 4718 Abbay Drive, Nashville, Tennessee 37211.

This conveyance is subject to any and all property taxes, zoning ordinances, existing liens, encumbrances, restrictions, titles, interests, utilities lines, and easements of record.

IN TESTIMONY WHEREOF I have hereunto set my hands this 10th day of April, 2025.

Michael A. Swope, as Executor
of the Estate of Marjorie B. Chapman

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Michael A. Swope, as Executor of the Estate of Marjorie B. Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 10th day of April, 2025.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: July 3, 2028

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Michael A. Swope, as Executor
of the Estate of Marjorie B. Chapman

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 10th day of April, 2025.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: July 3, 2028