This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

Prepared by
Record and Return To
Chapman and Rosenthal Title
10 Burton Hills Blvd , Suite
Nashville, TN 37215

Karen Johnson
Batch # 1268491
05/05/2025 09 24 16 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250505-0034470

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID:
Paula D. Swift 580 Harpeth Trace Drive Nashville, TN 37221	NEW OWNER	143-02-0A-014.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, I, **Ralph Sammy Swift, Jr.,** the **Grantor** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Paula D. Swift,** the **Grantee** herein, their successors and assigns, all of my right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Phase Three, Harpeth Trace Estates of record in Plat Book 5200, Page (s)751 through 753, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ralph Sammy Swift, Jr and Paula D. Swift, husband and wife by Warranty Deed from Derek Gerstenschlager, married of record in Instrument No. 20181107-0110335 Register's Office for Davidson County, Tennessee, dated November 05, 2018 and recorded on November 07, 2018.

This is a transaction that is exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(1)(C)(v) and is executed in accordance with the terms and conditions of a Divorce Decree and Marital Dissolution Agreement in that certain case styled *Paula Deanne Swift vs. Ralph Sammy Swift, Jr* , Docket No. 23D802, Third Circuit Court for Davidson County, Tennessee at Nashville.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This is improved real property with a mailing address of: 580 Harpeth Trace Drive, Nashville, TN 37221.

[signature line to follow]

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 22nd day of April, 2025.

Ralph Sammy Swift, Jr.

Ralph Sammy Swift, Jr.

STATE OF Virginia)
COUNTY OF Loudoun)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ralph Sammy Swift, Jr.,** the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of April, 2025.

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Notary Public Gloria Asare
Electronic Notary Public

My Commission Expires: 12/31/2028 Registration No: 7901547
Notarized remotely online using communication technology via Proof.

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Tracy Perry
Affiant

Subscribed and sworn to before me this 22 day of April, 2025.

Notary Public

My Commission Expires.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

True Copy of Certification

I, Hillary Monroe 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 is a true and correct copy of the original document executed and authenticated according to law on April 22, 2025.

Signature

Date: 4-22-25

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 22 day of April, 2025.

Notary Public

My commission Expires: 10/4/27

SEAL

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON