Karen Johnson Davidson County
Batch# 1284241 DEEDQC
06/13/2025 11:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250613-0046095

QUITCLAIM DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 12/16/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES AND NOT BY TITLE SEARCH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda L. Swindle	Same	**MAP & PARCEL** 086-04-0A-057.00-CO
429 Old Oak Way Nashville, TN 37076	Same	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I/WE, Vanessa Brandon and Candice L. Rickett**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Brenda Swindle**, HEREINAFTER CALLED GRANTEE, my/our ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, HIS SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Oakcrest Subdivision, Phase 2A, of record Book 6900, page 881, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Candice L. Woodmore and Vanessa R. Swindle, as tenants in common by Warranty Deed from Michael W. Byrd and wife, Tanya A. Byrd of record in Book 11743, page 28, Register's Office for Davidson County, Tennessee, dated November 08, 1999 and recorded on November 15, 1999.

Being the same property conveyed to Brenda L. Swindle by Quitclaim Deed from Candice L. Woodmore and Vanessa R. Swindle of record in Instrument No. 20001030-0107246 Register's Office for Davidson County, Tennessee, dated October 28, 2000 and recorded on October 30, 2000.

Being the same property conveyed to Vanessa Brandon and Candice L. Rickett by Quitclaim Deed from Brenda L. Swindle of record in Instrument No. 20110815-0062589 Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 15, 2011.This is improved property located at 429 Old Oak Way, Nashville, TN 37076. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CANDICE L. RICKETT

STATE OF Florida)
COUNTY OF Walton)

On this the 11th day of June, 2025, before me personally appeared, Candice L. Rickett, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 06/06/2028

KIRK HUNTER
Commission # HH 536079
Expires June 6, 2028

Witness my/our hand(s) this 11th day of June, 2025

GRANTORS:

Vanessa Brandon
VANESSA BRANDON

STATE OF Florida)
COUNTY OF Walton)

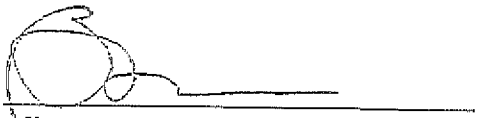
On this the 11th day of June, 2025, before me personally appeared, Vanessa Brandon, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 06/06/2028

KIRK HUNTER
Commission # HH 536079
Expires June 6, 2028

Certificate of Authenticity

I, Barbara McGinty, 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 6/11/2025 (date of document).

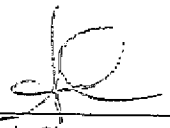


Affiant Signature

Date 6/11/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

