This instrument was prepared by:
Betsy Anne Swoner
348 Battle Road
Antioch TN, 37013

Once recorded, return to:
Betsy Anne Swoner
348 Battle Road
Antioch TN, 37013

Karen Johnson Davidson County
Batch # 1306969 DEEDQC
08/08/2025 01:28:16 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250808-0063186

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero Dollars US Dollars ($ 0.00) in hand, paid to Everett R. Putnam IV, "Grantor" , with an address of 645 Longhunter Ct., Nashville TN, 37217 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Betsy Anne Swoner , with an address of 348 Battle Rd, Antioch TN, 37013 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Nashville, Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 135080A645.00

Until amended, tax information shall be sent to:

Name: Betsy Anne Swoner

Address: 348 Battle Rd, Antioch TN, 37013

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 8/7/25

Printed Name: Everett R. Putnam IV

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On August 7, 2025 before me, Lynnette Lawhon ,
personally appeared Everett R. Putnam IV ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Signature _____

Printed Name Lynnette Lawhon

My Commission Expires 10-4-2027 (Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Davidson County, Tennessee Assessor of Property Unofficial Property Record Card Map & Parcel: 135 08 0A 645.00 Current Owner: PUTNAM, EVERETT R., IV Mailing Address: 645 LONGHUNTER CT NASHVILLE TN 37217 Jurisdiction: 8 Neighborhood: 6035 Location: 645 LONGHUNTER CT NASHVILLE 37217 Land Area: 0.00 ACRES Most Recent Sale Date: 6/26/2014 Most Recent Sale Price: $70,000 Deed Reference: 20140630-0056969 Tax District: USD Assessment Year: 2025 Land Value: $50,000 Improvement Value: $148,500 Total Appraisal Value: $198,500 Assessment Classification: RES Assessment Land: $12,500 Assessment Improvement: $37,125 Assessment Total: $49,625 UNIT 645 NASHBORO VILLAGE-TRACT 19 Building Type: RESD CONDO Year Built: 1976 Square Footage: 1,040 Number of Living Units: 1 Building Grade: C - C GRADE Building Condition: Average Rooms: 4 Beds: 2 Baths: Half Bath: 1 Fixtures: 7 Exterior Wall: FRAME Frame Type: RESD FRAME Story Height: TWO STY Foundation Type: SLAB Roof Cover: 01 - ASPHALT *This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 135080A645.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Everett R. Putnam, IV
645 Longhunter Ct.
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **RACHEL L. RABALAIS, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **EVERETT R. PUTNAM, IV, UNMARRIED,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 645 of Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Nashboro Village Nineteen Condominiums, of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5333, page 999, said Register's Office , together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Nashboro Village Nineteen Condominiums, of record in Plat Book 5200, page 80, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Rachel L. Rabalais, unmarried, by Warranty Deed from Mohammad Rassekhi, unmarried, dated September 19, 2005, appearing of record in Instrument No. 20050922-0113708, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 5200, page 80; Easement to Nashville Electric Service of record in Book 4821, page 105 and Book 4821, page 107 and Book 4821, page 109; Easement to Nashville Electric Service of record in Book 4821, page 111; Restrictive Covenants of record in Book 4827, page 14; Master Deed for Nashboro Village Nineteen Condominiums Homeowner's Association of record in Book 5333, page 957; By-Laws of Nashboro Village Nineteen Condominiums Homeowner's Association of record in Book 5333, page 959; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 645 Longhunter Ct., Nashville, TN, 37217.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20140046238 DEEDWARR
Recvd: 06/30/14 10:33 2 pgs
Fees:13.00 Taxes:259.00
[redacted]
20140630-0056969

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Betsy Swoner
Affiant

Subscribed and sworn before me, this 7 day of August, 2025.

Dwaine Logan
Notary

DWAINE LOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Oct. 4, 2027