Karen Johnson Davidson County
Batch# 1327302 DEEDQC
09/26/2025 12:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250926-0076946

QUITCLAIM DEED

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(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
Deborah L. Swift	Same	**MAP & PARCEL** 08103039100
2301 18th Avenue North Nashville, TN 37208	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, Kelsie Swift, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **Deborah L Swift, a single woman,** HEREINAFTER CALLED GRANTEE, my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, HIS SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Unit A on the Plan of 18th Ave HPR, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 18th Ave HPR, a Horizontal Property Regime with Private Elements, as set forth in Exhibit "B" of record in Instrument No. 20210519-0067849, 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 Kelsie Swift, a single woman, and Deborah L Swift, a single woman by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust, of record in Instrument No. 20211116-0152312, Register's Office for Davidson County, Tennessee, dated November 2, 2021 and recorded on November 16, 2021.

This is improved property located at 2301 18th Avenue North, Nashville, TN 37208. 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.

Witness my/our hand(s) this 26th day of September, 2025

GRANTOR:

KELSIE SWIFT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 26th day of September, 2025, before me personally appeared Kelsie Swift, 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: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 September 26, 2025 (date of document).

Affiant Signature

Date 9-26-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER