Karen Johnson Davidson County
Batch # 1355313 DEEDQC
12/08/2025 12:43:12 PM 3 pgs
Fees $17.00 Taxes $0.00
20251208-0097484

This instrument was prepared by:
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ADDRESS NEW OWNER:
Alicia Renea Swanson and Jeremy Allen Swanson
1112 Nelson Drive, Madison,
Tennessee 37115

SEND TAX BILL TO:
Same

MAP/PARCEL:
033 16 0 222.00

AFFIDAVIT OF HEIRSHIP QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the undersigned heir(s) of Jerry W. Swanson, a widower, who passed away testate on March 10th, 2025 and, who was predeceased by his wife, Christine Swanson, who passed away on November 21st, 2022, for and in consideration of the sum of zero dollars ($0.00), and sufficiency of which is hereby acknowledged, now conveys, releases and forever quitclaims unto themselves as the sole lawful heir of the deceased, by operation of statute Tenn. Code Ann. § 31-2-103, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee described below:

LOCATED in Davidson County, Tennessee and being Lot Nos. 114-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, Page 666, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Rendrick Dale Mitchell by deed dated January 31, 1995 of record in Instrument No. 19950202-9855800, Register's Office of Davidson County, Tennessee See also Quitclaim Deed dated May 20, 2005 of record in Instrument No. 20050601-0061745, Register's Office of Davidson County; Tennessee.

Being the same property conveyed to Jerry W. Swanson and wife, Christine Swanson, as tenants by the entirety, by Warranty Deed from Rendrick Dale Mitchell, signed December 15th, 2014 and filed December 22nd, 2014, Instrument No. # 20141222-0116684, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises

The property is commonly known as 1112 Nelson Drive, Madison, Tennessee 37115.

The undersigned grantors are the only heirs at law of the deceased Being duly sworn, declare as follows:

1 Christine Swanson passed away on November 21st, 2022.
2. Jerry W Swanson passed away after her, on March 10th, 2025. He had not remarried
3 Jerry had two (2) children, Alicia Renea Swanson and Jeremy Allen Swanson.
4. There was a Will, but it does not address this real property. The rest and residue passes to us, his only legal heirs.
5 Upon the passing of the above, title to this property legally vested with me pursuant Tenn. Code Ann § 31-2-103.

Witness my hand the 12 day of November 2025.

Alicia R. Swanson (Via)
Alicia Renea Swanson

SWORN to and subscribed before me this the 12 day of November 2025.

MARY WEBB
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY
My Commission Expires Apr 24, 2028

Mary Webb
NOTARY PUBLIC
My commission expires:
04-24-28

Witness my hand the 1st day of DECEMBER 2025.

Jeremy Allen Swanson

SWORN to and subscribed before me this the 1st day of DECEMBER 2025.

NATHAN ZALE DOWLEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My commission expires:
DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys the real property to the heir(s) of the descendants

Witness my hand the 1st day of DECEMBER 2025.

Jeremy Allen Swanson

SWORN to and subscribed before me this the 1st day of DECEMBER 2025.

NOTARY PUBLIC

My commission expires.

DEC 19 2028

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.