QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

LB-QCD-26-237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Steven L. Swartz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/08/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven L. Swartz and Stephanie Swartz	**Same as New Owners**	
(NAME)	(NAME)	**091-15-0-018.00**
237 54th Ave. N.,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **STEVEN SWARTZ AND STEPHANIE SWARTZ,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **STEVEN L. SWARTZ, MARRIED, AND STEPHANIE SWARTZ, UNMARRIED, AS TENANTS IN COMMON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Hood Subdivision, as of record in Plat Book 8250, Page 801, 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 Steven L. Swartz and wife, Stephanie Swartz by Warranty deed from Henry S. Hood and wife, Sarah Turrell Hood of record in Instrument No. 20060104-0001237 Register's Office for Davidson County, Tennessee, dated January 03, 2006 and recorded on January 04, 2006. (Value of consideration shown in aforementioned deed $330,000.00.) Being also known as 237 54th Ave N Nashville, Tennessee 37209.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **237 54th Ave. N., Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch # 1468994 DEEDQC
09/04/2026 03:49:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260904-0082709

Witness my/our hand(s) this the 28 day of AUGUST, 2026

Steven L Swartz
Steven Swartz

Stephanie Swartz
Stephanie Swartz

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28 day of August, 2026

Notary Public
My Commission Expires: 11/08/28
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 28 day of AUGUST, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11-08-2028
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212