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BILL GARRETT, Davidson County
Trans:T20120041759 DEEDQC
Recvd: 06/06/12 12:38 2 pgs
Fees:12.00 Taxes:0.00
20120606-0049454

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Ms. Kristine Lynne Ripley	Same as Owner	044-10-0 004.00
609 Fowler Street		
Old Hickory, TN 37138		

THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $-0- -, divorce settlement.

Kristine L. Ripley
Affiant

SUBSCRIBED and sworn to before me on this the 30 day of May, 2012.

Curtis M. Lincoln
NOTARY PUBLIC

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

My Commission expires: 2-16-13

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, I, **CARL MARVIN SWART,** hereby quitclaim to **KRISTINE LYNNE RIPLEY,** all my interest in and to the following land, to wit:

LAND in Davidson County, TN, being part of Lot No. 1,Section 1, Rolling Green Subdivision of record in Plat Book 1424, Page 76, Register's Office for Davidson

County, TN. to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED IN THE ABOVE DESCRIPTION, but expressly excluded therefrom is that property conveyed to Booker Smith and wife, Hazel Smith by Deed recorded in Book 3374, Page 391, said Registers' Office.

BEING the same property conveyed to CARL MARVIN SWART and wife, KRISTINE L. SWART by Deed dated July 14, 2006, and executed by LOUISE BAKER CARTER, unmarried and recorded as Instrument No. 20060721-0088164, said Register's Office.

Kristine L. Swart and Kristine Lynne Ripley are one in the same person.

This is property known as 609 Fowler Street, Old Hickory, TN 37138.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS, my hand, this 30 day of May, 2012.

Carl Marvin Swart

CARL MARVIN SWART

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Carl Marvin Swart, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, TN, this the 30 day of May, 2012.

CURTIS M. LINCOLN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 2-26-15