BILL GARRETT, Davidson County
Trans:T20120096694 DEEDQC
Recvd: 12/18/12 13:57 3 pgs
Fees:17.00 Taxes:0.00
20121218-0116512

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Donald M. Swartz
620 Lakemeade Pt
Old Hickory, TN 37138

Elizabeth A. Swartz
620 Lakemeade Pt
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map and Parcel No.
Map 053 12
Parcel 244.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Donald M. Swartz and wife, Elizabeth A. Swartz,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Donald M. Swartz** a fifty percent (50%) interest as Tenant in Common, and to **Elizabeth A. Swartz**, a fifty percent (50%) interest as Tenant in Common ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Property located in Davidson County, Tennessee, within the City Limits of Lakewood, being Lot 207 of the Plan of Villas of Lakemeade Subdivision, Phase II, of record in Plat Book 7900, Page 983, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description.

Being the same property conveyed to **Donald M. Swartz and wife, Elizabeth A. Swartz**, by Warranty Deed from **William P. Jones, Trustee, and wife, Susan L. Jones**, dated June 6, 1995, of record in Book 9717, Page 179, Register's Office for Davidson County, Tennessee. The purpose of this Quitclaim Deed is to extinguish title held as tenants by the entirety and establish a tenancy in common between **Donald M. Swartz** and **Elizabeth A. Swartz**.

This is improved property known as **620 Lakemeade Pt, Old Hickory, TN 37138**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 12th day of December, 2012.

Donald M. Swartz

Elizabeth A. Swartz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Donald M. Swartz**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2012.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
11/18/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Elizabeth A. Swartz**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of December, 2012.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
11/18/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 12th day of December, 2012.

Notary Public

My Commission Expires:
11 | 18 | 2015

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY