THIS INSTRUMENT PREPARED BY:
**Lakeside Title & Escrow, LLC**
**854 Wren Rd**
**Goodlettsville, TN 37072**
**17-1700TN**

Bill Garrett Davidson County
Batch# 33401 DEEDQC
12/05/2017 01:28:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171205-0124066

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills To: | Map and Parcel: |
|---|---|---|
| Randall Swayze and<br>Leslie Swayze | Randall Swayze and<br>Leslie Swayze | 034 03 0 018.00 |
| 109 Twin Hill Drive | 109 Twin Hill Drive | |
| Madison, TN 37115 | Madison, TN 37115 | |

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Saundra Applegate, married,** hereinafter referred to as the "GRANTOR" and **Randall Swayze and wife, Leslie Swayze**, hereinafter referred to as the "GRANTEE":

**WITNESSETH**

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Saundra Applegate, married,** has this day quitclaimed unto **Randall Swayze and wife, Leslie Swayze**, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as 109 Twin Hill Drive Madison, TN 37115, County of Davidson to wit:

Being Lot No. 230 on the unrecorded map of Shepherd Hills, Section VI, in the 10th Civil District of Davidson County, described as follows:

Beginning at a point in the northeasterly margin of Twin Hills Drive at the corner of Lots 230 and 231; thence with the line between said lots, northeasterly 294.6 feet to a point in the line of Lot No. 234; thence with the line between Lots 230 and 234, northwesterly 90 feet to a corner of Lot No. 238; thence with the line between Lots 230 and 238, northwesterly 79.9 feet to a corner of Lot No. 229; thence with said line between Lots 229 and 230, southwesterly 306.7 feet to the margin of Twin Hills Drive; thence with the margin of the same, southeasterly 136.05 feet to the point of beginning.

Being the same property conveyed to Albert O. Applegate and wife, Saundra Applegate by deed from Dorothy Lillian Marler, dated 12/12/2006 filed and recorded 12/19/2006 as Instrument No.20061219-0156052, said Register's Office.

Being the same property conveyed to Randall Swayze and wife, Leslie Swayze and Saundra Applegate, married, by deed from Albert O. Applegate and wife, Saundra Applegate, dated 03/11/2017, filed of record as Instrument No. 20170315-0025376, said Register's Office.

The subject property is not the principal residence of the Grantor, nor her spouse of any dependents.

Tax Map and Parcel ID is as follows 034 03 0 018.00

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

Witness my/our hand(s) this 29th day of November, 2017.

Saundra Applegate

**Saundra Applegate**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of November, 2017.

Carrie Ann Porter

Notary Public

Commission Expiration:

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

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I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 29th day of November, 2017.

Carrie Ann Porter

Notary Public

Commission Expiration:

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE