Prepared By:

James M Swan Sr

After Recording Return To:

Silk Purse Properties LLC

3004 Smith Lane

Franklin, Tennessee 37069

Karen Johnson Davidson County
Batch# 211768 DEEDQC
03/29/2019 02:23:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190329-0028710

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 25 2019 THE GRANTOR(S),

- James M Swan Sr and Jennifer J Swan, a married couple

for and in consideration of: $1.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Silk Purse Properties LLC, a Tennesee Limited Liabillity Company having an address of 3004 Smith Lane, Franklin, Williamson County Tenessee 37069

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

LOT 42 ON THE PLAN OF SUB OF A.V.S. LINDSLEY PROPERTY, RECORDED IN PLAT BOOK 57, PAGE 66, Commonly known as 1404 Forrest Ave

Being the same Property conveyed to Jennifer and James Swan wife and husband by Warranty Deed DATED APRIL 24 2018 FROM VICKI L. CUNNINGHAM AN UNMARRIED

WOMAN recorded at instrument 20171027-0110596, in the Register's office office for Davidson County, Tennesee.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 08309037600

Mail Tax Statements To:
SILK PURSE PROPERTIES LLC
3004 Smith Lane
Franklin, Tennessee 37069

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 3-25-19

James M Swan Sr

3004 Smith Lane

Franklin, Tennessee

37069

DATED: 3-25-19

Jennifer J Swan

3004 Smith Lane

Franklin, Tennessee

37069

STATE OF TENNESSEE, COUNTY OF WILLIAMSON, ss:

On this 25 day of March, 2019, before me personally appeared James M Swan Sr and Jennifer J Swan, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

KAITLYN CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Personal Banker 1

Title (and Rank)

My commission expires My Commission Expires February 12, 2023

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

Affiant

Affiant's Name: TODD RUTLAND