QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL ID:
Phyllis J. Sweat, Trustee Phyllis J. Sweat Revocable Trust 8300 Sawyer Brown Road, Unit B301 Nashville, TN 37221	same	142-5-B-9

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

PHYLLIS J. SWEAT, Trustee,
Affiant

Subscribed and sworn to before me,
this 15 day of April 2020.

NOTARY PUBLIC
My Commission Expires: March 19, 2023

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 387137 DEEDQC
04/17/2020 08:50:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200417-0040244

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, PHYLLIS J. SWEAT, Grantor, by these presents, does hereby quitclaim and convey unto PHYLLIS J. SWEAT AND her SUCCESSORS IN TRUST, AS TRUSTEE OF PHYLLIS J. SWEAT TRUST, dated April 15, 2020, Grantee, her successors and assigns all of her right, title and interest in and to the following described property lying in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Unit No. B-301, River Plantation Condominiums, together with the carport designated to No. B-301-C in River Plantation, Section Three, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, pages 75, 76, and 77, of the Register's Office of said County, and described in a Master Deed recorded in Book 4784, page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The

elements, restrictive covenants, conditions and regulations imposed upon and relating to property, apartments, co-owners and tenants of River Plantation, Section Three, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, page 482, in the Register's Office of Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Phyllis J. Sweat by deed from Philip D. Baltz, unmarried, dated August 28, 2012, of record in Instrument Number 20120906-0080871, Register's Office for Davidson County, Tennessee.

This is improved property, known as 8300 Sawyer Brown Road, Unit B301, Nashville, Tennessee, 37221.

This description was taken from a prior deed.

IN WITNESS WHEREOF, the Grantor has caused his and her name to be affixed hereto on this 15 day of April, 2020.

PHYLLIS J. SWEAT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared PHYLLIS J. SWEAT with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this 15 day of April, 2020.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 19, 2023.

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY