QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS.

NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND FOUNDATION TITLE AND ESCROW SERIES, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF DECEMBER 2020.

Notary Public

COMMISSION EXPIRES: 08/27/2022

TISHA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
(AFFIX SEAL)

My Commission Expires Aug. 27, 2022

Karen Johnson Davidson County
Batch# 537439 **DEEDQC**
12/18/2020 08:18:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201218-0149894

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Richard R. Swiger	**Richard R. Swiger**	**026150036.00**
(Name) **2309 Marsha Drive**	**2309 Marsha Drive**	
(Address) **Madison, TN 37115**	**Madison, TN 37115**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Richard R. Swiger, an unmarried man,** hereinafter referred to as Grantor, hereby quitclaims to **Richard R. Swiger, an unmarried man, and Guizhi Xu, an unmarried woman, as joint tenants with rights of survivorship** , their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated and lying in Sumner County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1, Northside Addition to Northill Estates as shown of record in Plat Book 3050, page 118, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard R. Swiger by Warranty Deed from Jacqueline Sue Ragland as Trustee of the R.W. Ragland Family Trust (14.16% interest) and Jacqueline Sue Ragland as Trustee of the R.W. Ragland Tennessee Marital Trust (85.84% interest) dated August 30,

2013 and recorded September 10, 2013, in Instrument 20130910-0095530, in said Register's Office for Davidson County, Tennessee.

This is Improved Property commonly known as: 2308 Marsha Drive, Madison, TN 37115

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

IN WITNESS WHEREOF, has hereunto set his signature, on this, the 14 day of DECEMBER, 2020.

Richard R. Swiger

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard R. Swiger**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 14 day of DECEMBER, 2020.

NOTARY PUBLIC

My commission expires: 08/27/2022

TISHA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires Aug. 27, 2022