QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Jamecka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5day March 2021.

Kenyon J. Sales
Notary Public

COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Jason Samuel Swayze	Jason Samuel Swayze	110-00-0-115.00 and
(Name) 3635 Earhart Road Mount Juliet, TN 37122	3635 Earhart Rd	
(Address)	Mt Juliet, TN 37122	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Anita Carol Swayze, an unmarried woman**, hereinafter referred to as Grantor(s), hereby quitclaim to **Jason Samuel Swayze, an unmarried man** his heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Tract I: Map and Parcel: 110.00-0-115.00

Land in Davidson County, Tennessee, beginning at an iron pin in center line of Earhart Road, said point being located 0.3 miles, more or less, from the northerly margin of Stewart Ferry Pike; thence with said center line of Earhart Road North 4 degrees 30' east 230.0 feet to point being George Mabry Southwest corner, thence leaving said Earhart Road, and with George Mabry south line South 87 degrees 10' East 790.0 feet to an iron pin, being George Mabry Southeast corner, thence with Marlin west line, an old fence, South 1 degree 00' West 259.0 feet to an iron pin in old fence line, thence leaving said fence, North 85 degrees 05' west 815.00 feet to point of beginning containing 4.5 acres, more or less.

Tract II :

Land in Davidson County, Tennessee, being a part of the division of property for Mrs. Bennie Henry and described according to a survey by Murray D. Shanklin, dated February 8,1972, as follows:

Beginning at an iron pin in the northerly margin of dedicated roadway, the same being 475.92 feet east of an iron pin on the easterly margin of Earhart; thence North 8 degrees 32' East 292.82 feet to an iron pin; thence South 87 degrees 10' East 292.25 feet to an iron pin; thence along a fence row South 8 degrees 21' West 305.28 feet to an iron pin; thence North 84 degrees 33' West 292.25 feet to

Karen Johnson Davidson County
Batch# 591244 DEEDQC
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Fees: $17.00 Taxes: $0.00
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an iron pin, and containing 2.0 acres, more or less.

Tract III: Map and Parcel 110-00-0-065.00

A tract of land situated in the General Services District, 12th Council District of Davidson County, TN, according to survey made by W.T. Smith Land Surveying dated August 21st, 2017 is more particularly described as follows:

Beginning at an iron rod (set) in the east margin of Earhart Road, said rod being located South 06°37'45" West 230.79' from a wood fence post in the south line of the property conveyed to Kenneth H. Pritchett as evidenced in DB 5925, Pg. 293, RODC, TN and the north line of Tract 1 of the property being conveyed to Ann Marie Baker as evidenced in DB 9259, Pg. 447, RODC, TN; thence, leaving said margin of Earhart Road and running with the south line of tract 1 of said Ann Marie Baker property, South 83°58'59" East 495.66' to an iron rod (set), said rod being the northwest corner of tract 2, same being conveyed to Ann Marie Baker as evidenced in DB 9259, Pg.
447, RODC, TN and the northeast corner for this hereon described tract; thence with the west line of tract 2 South 11°43'01" West 292.92' to an iron rod (set) in the north margin of McDaniel Lane (a dedicated roadway) as referenced in DB 9259,Pg 447, RODC, TN for said tract 2 of the Ann Marie Baker property; thence, with the north margin of McDaniel Lane North 81°24'32" West 475.11' to an iron rod (set) in said margin of Earhart Road and being the southeast corner for this tract; thence, with said margin of road North 07°42'41" East 269.26' to the point of beginning containing 135,947 S.F., or 3.211 acres more or less.

Being the same property conveyed to Jason Samuel Swayze, unmarried and Anita Carol Swayze, unmarried, as tenants in common with right of by Warranty Deed from Ann Marie Baker NKA Ann Marie Baker Mitchell and husband, Roger Mitchell dated 09/08/17 recorded 09/12/17, of record in Instrument No. 20170912-0093307, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the 5TH of March, 2021.

Anita Carol Swayze

Anita Carol Swayze

STATE OF TENNESSEE

COUNTY OF WILSON

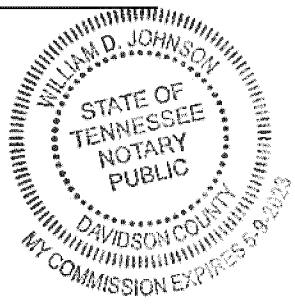
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State , the within named, Anita Carol Swayze, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of March, 2021.

Notary Public

My Commission Expires:

(SEAL)



True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022



True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

_____

Signature of Custodian/Certifier

State of Tennessee County of Davidson SS: