Karen Johnson Davidson County
Batch# 675213 DEEDQC
07/12/2021 12:22:15 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210712-0093319

THIS INSTRUMENT PREPARED BY:
The Law Office of Nancy L. Choate PC
Nancy L. Choate, Attorney at Law
367-A North Parkway, Suite 5
Jackson, Tennessee 38305

Without Survey or Title Examination (wc/cc)
Without Serving as Closing Attorney

PROPERTY OWNER & ADDRESS:

Chelsea Brianne Smith and
Rebekah Gabrielle Swab,
Trustees of the
Joseph Allen Swab and
Shelia H. Swab Trust
2729 Alvin Sperry Pass
Mount Juliet, TN 37122

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:

Chelsea Brianne Smith and
Rebekah Gabrielle Swab,
Trustees of the
Joseph Allen Swab and
Shelia H. Swab Trust
2729 Alvin Sperry Pass
Mount Juliet, TN 37122

Map A Gp 3 Par 43.00 – 2729 Alvin Sperry Pass, Mount Juliet, TN 37122

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, JOSEPH ALLEN SWAB, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto CHELSEA BRIANNE SMITH and REBEKAH GABRIELLE SWAB, TRUSTEES OF THE JOSEPH ALLEN SWAB AND SHELIA H. SWAB TRUST, all of my right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Wilson County, Tennessee, and more particularly bounded and described as follows, to-wit:

110-03-0A-043.00-CO

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Final Plat of Lakeside Meadows, Phase 2 of record in Plat at Instrument No. 20080512-0048684, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same real estate conveyed to JOSEPH ALLEN SWAB and wife, SHELIA HICKMAN SWAB, by Warranty Deed of record in Instrument No. 20200422-

0042083 in the Register's Office of Davidson County, Tennessee. SHELIA HICKMAN SWAB died on March 23, 2021, leaving JOSEPH ALLEN SWAB the owner of said property as the tenant by the entirety.

This conveyance is subject to:

- Subject to all matters shown on Plan of record as Instrument Number 20080512-0048984, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Lakeside Meadows, LLC, including, but not limited to, easements, assignments, charges and liens contained in an instrument of record in instrument No. 20080731-0078498 as amended in Instrument No. 20110927-0074551, Register's Office for Davidson County, TN.
- By-Laws appended as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Lakeside Meadows of record in Instrument No. 20080731-0078498, Registers Office for Davidson County, TN.
- Stormwater Detention Agreement of record in Instrument No. 200701112-0005324, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20071226-0146916, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any existing easements and restrictions as shown of record not stated herein.

This transfer is by Quitclaim and Grantor makes no warranties about this title.

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

Affiant

Subscribed and sworn to before me this the 9 day of July, 2021.

Notary Public

My Commission Expires: 1/5/25

ALEXANDRA UPTON
STATE OF TENNESSEE
NOTARY PUBLIC
MADISON COUNTY

IN WITNESS WHEREOF, we have hereunto subscribed our names, this the 28th day of June, 2021.

JOSEPH ALLEN SWAB

STATE OF TENNESSEE
COUNTY OF MADISON

Before me, personally appeared JOSEPH ALLEN SWAB, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 28th day of June, 2021.

Notary Public

My Commission Expires: 7/15/2023

LINDSAY DURALL
NOTARY PUBLIC
ID NO. 627004
MY COMMISSION EXPIRES
7/15/2023
STATE AT LARGE, KY.