Karen Johnson Davidson County
Batch# 775613 DEEDQC
12/17/2021 08:06:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211217-0166827

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Alissa J. Stolze and Sean Robert Swenson 617 Brentmeadow Circle Madison, TN 37115

Order Number: AT-101128

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Alissa J. Stolze, married to Sean Robert Swenson,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Alissa J. Stolze and Sean Robert Swenson, Wife and Husband,** whose address is 617 Brentmeadow Circle, Madison, TN 37115, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 30-A on the Plan of Zone Lot Division Lot 30, Phase I, Kimbolton of record in Plat Book 6900, Page 963, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 276, 277 and 278 and amended in Book 6900 and Page 963, Register's Office for Davidson County, Tennessee.

Subject to terms, provisions. covenants, conditions. restrictions, easements, charges. assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 655 and amended in Book 7464, Page 969, Book 7470, Page 126 and in Book 7799, Page 50, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap,

familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to By-Laws of record in Instrument Number 20030226-0025658, in the Register's Office for Davidson County, Tennessee.

Subject to Homeowners Association Resolution of record in Instrument Number 20060126-0009811, in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Homeowner's Association of record in Book 7483, Page 982, Book 7507, Page 67, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 05313009700
Street address of property: 617 Brentmeadow Circle, Madison, TN 37115

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20190822-0084260 in the Register's Office, Davidson County, Tennessee.

Signed this 9 day of Dec, 2021.

Signature of Grantors:

Alissa J. Stolze

Sean Robert Swenson

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 8 day of Dec, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Alissa J. Stolze and Sean Robert Swenson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CHRISTINE NOLAN'S GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

County Parcel Numbers: 05313009700
Street address of property: 617 Brentmeadow Circle, Madison, TN 37115

Oath of Consideration

I or we, ~~Robert Swenson,~~ Alissa J. Stolze and Sean the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 9 day of Dec, 2021.

Signatures of Affiant(s):

SRS
AJS

Sworn ~~and subscribed~~ before me this 9 day of Dec, 2021.

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

Notary Public

202112170166827

Tennessee Certification of Electronic Document

I, Kimberly Reich, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Dec 9, 2021 (date of document).

Kimberly Reich
Affiant Signature

12/14/2021
Date

State of MARYLAND

County of CARROLL

Sworn to and subscribed before me this 14th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

LESTER E. FOWLER JR.
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
My Commission Expires 05-13-2025

NOTARY'S SEAL