Prepared by:
615 Title, LLC
807 Bradford Ave.
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 779293 DEEDQC
12/23/2021 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169823

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value whichever is greater, for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this 17th day of December, 2021.

MEHUL ASTHANA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/09/2024

Notary Public
My commission expires: 07/09/2024

Address of New Owner:	Send Tax Bills to:	Tax Information:
Adam Swanson	New Owner	
3344 Hickory Run		180-04-0A-171.00
Nashville, TN 37211		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Adam Swanson, unmarried and Todd Swanson, unmarried, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all of their right, title and interest unto, the Trustee of the ADAM SWANSON FAMILY TRUST dated November 21, 2021, hereinafter referred as, the Grantee(s), in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot N.90 Highland Creek, a Planned Unit Development, Section five, as shown on Plat of record in Instrument number 20040915-0111296, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for more complete and accurate details of location and description of said lot.

BEING the same property conveyed to Adam Swanson and Todd Swanson, by Warranty Deed from Joanne J. Luis and Charlie S. Luis, wife and husband, dated March 4, 2021, of record in Instrument No. 20210309-00300648 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3344 Hickory Run, Nashville, TN 37211.**

Witness my/our hands this 17th day of December 2021.

Adam Swanson

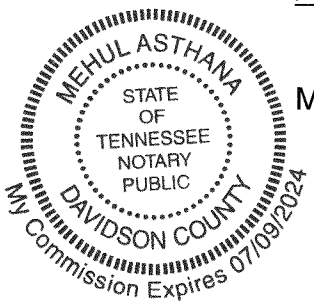
Todd Swanson

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson -MA

Before me, a notary public for the state and county mentioned, personally appeared Adam Swanson and Todd Swanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at ~~Murfreesboro~~ Brentwood, Tennessee, this 17th day of December 2021.

Mehul Asthana, Notary Public



My Commission Expires: 07/09/2024

THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY ONE OR MORE OF THE PARTIES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED. NO TITLE SEARCH WAS REQUESTED OR PERFORMED. THE PREPARER OF THIS INSTRUMENT DID NOT PARTICIPATE IN THE CLOSING OF THIS TRANSACTION.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/20/2021.

D. Shayne Adair

12/20/21
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th **day of** December**, 2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY