REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 795738 DEEDQC
01/26/2022 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220126-0009543

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 14 DAY OF January, 2022.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
SWBC Mortgage Corp.
9311 San Pedro #100
San Antonio, TX 78216

NEW OWNER:
Rose A. O'Brien Family Trust
230 Ben Hill Drive
Nolensville, TN 37135

QUIT CLAIM DEED

This indenture is made and entered into this 14th day of January, 2022 between ROSE A. O'BRIEN (hereinafter referred to as "GRANTOR") and the ROSE A. O'BRIEN FAMILY TRUST UAD December 9, 2019 (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being known as Lot No. 70 on the Plan of Phase 3A, District 2, Burkitt Ridge, of record in Instrument No. 20201204-0141075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership, dated March 20, 2019 recorded March 22, 2019 of record in Instrument No. 20190322-0026352, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rose A. O'Brien by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20211020-0140985 Register's Office for Davidson County,

Tennessee.

TAX PARCEL # 187-01-0B-070.00-CO

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 230 Ben Hill Drive, Nolensville, TN 37135.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

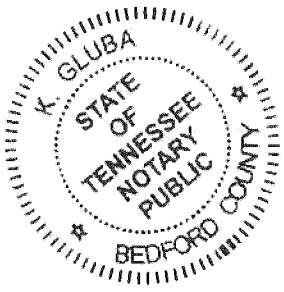
In Witness Whereof, Grantor has set its hand(s) the date first above-written.

ROSE A. O'BRIEN

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared ROSE A. O'BRIEN, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 14 day of JANUARY, 2022.

SEAL



NOTARY PUBLIC
COMMISSION EXPIRES: 4/2/2024

Certificate of Authenticity

I, **Doné Oglesby**, 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 **January 14, 2022**.

Date

Affiant Signature

01/18/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **18th** day of **January**, 20**22**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202201260009543