Karen Johnson Davidson County
Batch# 815496 DEEDQC
03/04/2022 10:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220304-0024929

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Denette S. Blankenship, Trustee 2037 Baker Road Goodlettsville, TN 37072	Same	Map 012 Parcel 106.00

Quitclaim Deed

Grantor: K. Dennis Swift, and wife Meriem C. Swift
Grantee: Denette S. Blankenship, Trustee of the Revocable Trust Agreement of Kelly Dennis Swift and Meriem C. Swift, dated February 23, 2022

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, being Tract No. 5 on an unrecorded survey by Johnson & Dillehay Land Surveying dated October 25, 1985, described as follows:

BEGINNING on an iron pin located in the north right-of-way of Baker Road, said pin located North 57° 8' 27" West 1422.25 feet from the southwest corner of J.K. Williams, Deed Book 6201, Page 73, Register's Office for said County; said pin being the southeast corner of said tract and the southwest corner of Tract No. 6; thence along said right-of-way for the next two calls: North 79° 58' 15" West 98.54 feet to an iron pin, along a curve to the right having a central angle of 5° 35' 48" a radius of 648.83 feet, a length of 63.38 feet, a chord to 63.35 feet and a chord bearing of North 77° 10' 22" West to an iron pin; thence leaving said right-of-way North 26° 54' 25" East 1529.94 feet to an iron pin located in the south right-of-way of the Seaboard Systems Railroad; thence along said right-of-way South 60° 27' 16" East 155.91 feet to an iron pin; thence leaving said right-of-way South 26° 54' 25" West 1478.74 feet to the point of beginning, containing 5.38 acres, more or less.

Being the same property conveyed to K. Dennis Swift and wife, Meriem C. Swift, by deed from Malcolm W. Ayers and wife, Keene T. Ayers, of record in Book 8263, Page 260, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2025 Baker Road, Goodlettsville, TN 37072.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Kelly Dennis Swift
K. Dennis Swift, Grantor

Meriem C. Swift
Meriem C. Swift, Grantor

State of Tennessee
County of Sumner

On February 23, 2022, personally appeared before me, K. Dennis Swift, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Debra Y King

Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

On February 23, 2022, personally appeared before me, Meriem C. Swift, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y King

Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Denette S. Blankenship

Denette S. Blankenship

Sworn to and subscribed before me on February 23, 2022.

Debra Y King

Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 February 23, 2022.

Chelle Guidry
Signature

February 23, 2022
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on February 23, 2022.

Debra King
Notary's Signature
My Commission Expires: May 25, 2022

