RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

This Instrument Prepared By:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 971868 DEEDQC
02/17/2023 10:42:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230217-0011660

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Joshua Sweat 2015 Greenwood Ave. Nashville, TN 37206	New Owner	061-14-0-079.00

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Sweat Equity, LLC, a Tennessee Limited Liability Company** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Joshua Sweat, an unmarried man,** its successors and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee:

TRACT I:

Being Lot No. 32, on the plan of Locust Grove Estates, as shown on plat of record in Plat Book 1424, Page 11, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 32 fronts 60 feet on the south side of Horseshoe Drive and runs back between lines, 174.4 feet on the west line, and 174.55 feet on the east line to a dead line on which it measures 60 feet.

TRACT II:

Being Part of Lot No. 77 on the Map of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, and described as follows:

Beginning at a point in the North margin of Hilltop Avenue, as shown on the Plan of Baxter Heights Subdivision, as of record in Book 2062, Page 94, Register's Office; said point being the Southeast corner of Lot No. 12 in said Subdivision; thence along the East line of said lot, North 20 degrees 31 minutes 30 seconds East 120 feet to a monument at the Northeast corner of Lot No. 12; thence along the South boundary line of Locust Grove Subdivision, as of record in Book 1424, page 11, South 72 degrees 30 minutes 30 seconds East 60 feet to a point; thence leaving said Subdivision line, South 20 degrees 31 minutes 30 seconds West 97 feet to a point in the North line of the property conveyed to Price by Cochran, by deed of record in Book 739, Page 26; thence with Price's North Line, North 72 degrees 30 minutes 30 seconds West 20.42 feet; thence along Price's West line, South 20 degrees 31 minutes 30 seconds West 23 feet to a point in the North margin of Hilltop Avenue; thence with the margin of said Avenue, North 72 degrees 30 minutes 30 seconds West 40 feet to the point of beginning.

Being the same property conveyed to Laura J. Breece, married, by Warranty Deed from Ruth Tomlinson Meador, unmarried, of record in Book 11146, Page 233, Register's Office for Davidson County, Tennessee, dated September 30, 1998 and recorded on October 06, 1998.

Being the same property conveyed to Rebuilt Realty, LLC, a Kentucky limited liability company by Warranty Deed from Laura J. Breece, a married woman, of record in Instrument No. 20220422-0046812, Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 22, 2022.

Being the same property conveyed to Sweat Equity, LLC, a Tennessee Limited Liability Company by Warranty Deed from Rebuilt Realty, LLC, a Kentucky Limited Liability Company, of record in Instrument No. 20220810-0090738, Register's Office for Davidson County, Tennessee, dated August 9, 2022 and recorded on August 10, 2022.

Being also known as 1062 Horseshoe Drive, Nashville, TN 37216.

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

Witness my hand this 16 day of February, 2023

SWEAT EQUITY, LLC

BY: JOSHUA C. SWEAT, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joshua C. Sweat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of Sweat Equity, LLC, and that he as such Member of Sweat Equity, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Sweat Equity, LLC.

Witness my hand and official seal this 16 day of February, 2023.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Commission expires: 4/27/2025

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 16 day of February, 2023.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public