Karen Johnson Davidson County
Batch# 1005699 DEEDWARR
05/22/2023 08.16 58 AM 2 pgs
Fees $12 00 Taxes $0 00
20230522-0037962

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
1770 Kirby Parkway, Ste. 134
Memphis, TN 38138

Tax Parcel # 074160A043 00 CO

WARRANTY DEED

Owner & Property Address
JEFFERY W. SWINK and ESTHER C. SWINK, Trustees
SWINK REVOCABLE LIVING TRUST
6018 Parkhaven Boulevard
Hermitage, TN 37076

Mail Tax Statement to:
Jeffery and Esther Swink
6018 Parkhaven Boulevard
Hermitage, TN 37076

The GRANTORS, ESTHER C. SWINK and JEFFERY W. SWINK, wife and husband, do hereby bargain, sell, convey, and confirm all of grantors' right, title, and interest in and to the below-described property to:

JEFFERY W. SWINK and ESTHER C. SWINK, Trustees,
SWINK REVOCABLE LIVING TRUST, dated May 4, 2012.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, or record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to parties of the first part by Special Warranty Deed of record at Instrument No. 20221209-0128252, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee;
2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733, Register's Office for Davidson County, Tennessee;
3) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office;
4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee;
5) Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee;
6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems or record in Instrument No. 20181022-0104460, in Instrument No. 20200923-0109241, and in Instrument No. 20220512-0054620, Register's Office for Davidson County, Tennessee;
7) Charter of Parkhaven Communities Homeowners Association Inc., of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee;
8) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee;
9) Subject to the flow of the Cumberland River;
10) Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee;

11.) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220512-0054620, said Register's Office.

This conveyance is intended to preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

IN TESTIMONY WHEREOF, this instrument has been executed this 21st day of April, 2023, by the undersigned.

Esther C. Swink
ESTHER C. SWINK

JEFFERY W. SWINK

STATE OF TENNESSEE

COUNTY OF ~~SHELBY~~ Davidson

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared ESTHER C. SWINK and JEFFERY W. SWINK, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 21st day of April, 2023.

Charles W Seaman
NOTARY PUBLIC

My Commission Expires: 01/06/2025

CHARLES W. SEAMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 06, 2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(1)(C)(vi).