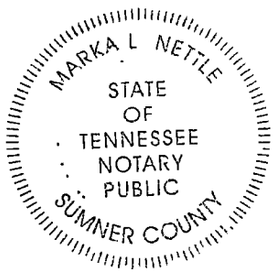
INFORMATION FURNISHED BY THE PARTIES, NO TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE HAS BEEN ISSUED BY TITLE PROFESSIONALS OF TENNESSEE, LLC.

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 1/28/26

THIS INSTRUMENT WAS PREPARED BY:
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NO
FRANK QUINLAN et ux	**SWBC Mortgage Corp.**	**062-02-0A-009.00-CO**
2731 River Bend Drive	**9311 San Pedro #100**	
Nashville, TN 37214	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, FRANK QUINLAN, a Married Person**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **FRANK QUINLAN and MONICA J. QUINLAN, Husband and Wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 76B on the Plan of Resubdivision of Lots 69A, 69B, 70A, 70B, 72A, 72B, 76B, 77A, 77B, 78A, 79A, 79B, 80A, and 80B, River Trace Estates, Phase I, Section I, of record in Plat Book 6900, Page 325, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Quinlan by Warranty Deed from ARK ACQUISITIONS, LLC, a Tennessee Limited Liability Company, and Brian Hoang, of record in Instrument Number 20210421-0053254, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Unimproved ( )
This is improved (X) property known as **2731 River Bend Drive, Nashville, TN 37214**

Karen Johnson Davidson County
Batch# 1054123 **DEEDQC**
09/26/2023 03 19 33 PM 2 pgs
Fees $12 00 Taxes $0 00



20230926-0075597

WITNESS my hand this 22nd day of September, 2023

FRANK QUINLAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANK QUINLAN, a Married Person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22nd day of September, 2023.

NOTARY PUBLIC

My Commission Expires: 1/28/26

MARKA L NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY