THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 EAST COLLEGE STREET, SUITE 200
DICKSON, TENNESSEE 37055
RT8074-01C Davidson

Based on the information provided by the parties; No title search was requested or performed.

Karen Johnson Davidson County
Batch # 1097651 DEEDQC
02/05/2024 08:28:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240205-0007705

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, W. DAVID SWENSON and wife, RITA L. SWENSON, convey and quitclaim unto W. DAVID SWENSON and RITA L. SWENSON, TRUSTEES OF THE SWENSON TENNESSEE COMMUNITY PROPERTY TRUST dated December 6, 2023, their successors and assigns, all of our right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Unit 55, The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements, of record in instrument No. 20050421-0044398, Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, amended in Instrument No. 20190123-0006687, amended Instrument No. 20190607-0054759 and amended in Instrument No. 20200310-0027036, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Vastland Northcrest Development, LLC, by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company, dated May 28, 2021, and of record in Instrument No. 20210603-0074398, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to W. David Swenson and wife, Rita L. Swenson by Deed of Correction from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company, dated September 24, 2021, and of record in Instrument No. 20211028-0144814, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050421-0044398, Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, amended in Instrument No. 20190123-0006687, amended in Instrument No. 20190607-0054759 and amended in Instrument No. 20200310-0027036, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Homeowners Association of record in Instrument Number 20170913-0093566, in the Register's Office for Davidson County, Tennessee.

Restriction for Storm Water Facilities and Systems of record in Instrument No. 20160419-0037869, in the Register's Office for Davidson County, Tennessee.

Easement for Private Storm Water Management Facilities of record in Instruments No. 20070319-0032638, Instrument No. 20070319-0032705 and Instrument No. 20090522-0047154, in the Register's Office for Davidson County, Tennessee.

Parking Easement of record in Instrument No. 20080428-0042873, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of Nashville I, LLC of record in Instrument No. 20180730-0073897, in the Register's Office for Davidson County, Tennessee.

Water Line Easement of record in Instrument No. 20080428-0042872, in the Register's Office for Davidson County, Tennessee.

Easement to Tennessee Electric Power Co. of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as **217 Stonecrest Circle, Nashville, Tennessee 37209**.

WITNESS OUR HANDS this 24 day of January, 2024.

W. David Swenson
W. DAVID SWENSON

Rita L Swenson
RITA L. SWENSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, W. DAVID SWENSON and wife, RITA L. SWENSON, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 24 day of January, 2024.

DANA B. MADDOW NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 3/6/27 COUNTY OF DICKSON

Dana B Maddow
NOTARY PUBLIC

My Commission Expires: _____

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Map and Parcel
114-12-4A-023.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
W. DAVID SWENSON and RITA L. SWENSON, TRUSTEES
OF THE SWENSON TENNESSEE COMMUNITY PROPERTY TRUST
1756 Rock Church Road
Dickson, TN 37055