Karen Johnson
Batch # 1162172
07/25/2024 09:41:39 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240725-0056219

Instrument Prepared By and Return To:
Aaron J. Conklin, Attorney at Law
1250 Pleasant Colony Court
Murfreesboro, TN 37129

Name and Address of New Owner:	**Map – Parcel Nun.**
Nancy G. Schwarz, Trustee	160 11 0A 097.00
Nancy G. Schwarz Living Trust	
5408 Hearthstone Lane	
Brentwood, TN 37027	
Send Tax Bills To:	
Same	

QUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, I, the undersigned, **NANCY G. SCHWARZ**, hereinafter referred to as Grantor, do hereby convey, transfer, remise, release, relinquish, and quitclaim unto **NANCY G. SCHWARZ, Trustee of the NANCY G. SCHWARZ LIVING TRUST dated January 12, 2022**, hereinafter referred to as Grantee, and its heir, successor, and assigns, forever, all of Grantor's right, title, and interest in and to the following tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Phases I, II, II and IV, Hemmingwood of record in Plat Book 6900, Page(s) 6 through 8, inclusive, 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 Nancy G. Schwarz, unmarried, by Warranty Deed from Shelley L. Mitrak, unmarried, and Clifton M. Blackwood, unmarried, of record in Instrument No. 20230814-0063189, Register's Office for Davidson County, Tennessee, dated August 11, 2023 and recorded August 14, 2023.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Plan of record in Plat Book 6900, Page(s) 6, 7 and 8; Covenants, Conditions and Restrictions of record in Book 6730, Page 329, as amended in Book 6892, Page 540, Book 6925, Page 268, as corrected in Book 6948, Page 268, Book 7269, Page 387, Book 7474, Page 205, Instrument No. 20130619-0062819 and Instrument No. 20210401-0043070; Common Area Conveyance to HOA of record in Book 6962, Page 404, as re-recorded in Book 7207, Page 84; Charter of record in Book 6704, Page 373, as amended in Book 6936, Page 893, Book 7496, Page 163, Book 8762, Page 169, Instrument No. 20160308-0022181, Instrument No. 20160308-0022182, and Instrument No. 20171030-0110764; Easements of record in Book 7310, Page 777, Book 7372, Page 939, Book 8125,

Page177 and Book 10170, Page 584; Storm Water Detention Agreement of record in Book 6728, Page 673; Deed of Conveyances of record in Book 7597, Page(s) 691, 695, 723 and 728; Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 5408 Hearthstone Ln., Brentwood, TN 37027.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the ___ day of July 25, 2024.

Nancy G Schwarz
NANCY G. SCHWARZ

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ***Nancy G. Schwarz***, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND at Nashville, TN on this 25th day of July, 2024.

AJ Gold
NOTARY PUBLIC
My Commission Expires: 10/26/2027

AARON J CONKLIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 10-16-2027

This transfer is exempt from payment of transfer taxes pursuant to Tenn. Code Ann. § 67-4-409(a)(6).

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

I hereby swear and affirm that the actual consideration for this transfer is NONE.

Nancy G Schwarz
AFFIANT

Sworn to and subscribed before me this 25th day of July, 2024.

AJ Gold
NOTARY PUBLIC
My Commission Expires: 10/26/2027

AARON J CONKLIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 10-16-2027