THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028

SUBSCRIBED AND SWORN to before me, this the 6th day of February, 2025.

Notary Public
My Commission Expires: 9/5/2028

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Samantha Living Trust **8315 Rossi Road** **Brentwood, TN 37027**	**Samantha Living Trust** **8315 Rossi Road** **Brentwood, TN 37027**	**181-11-0C-049.00**

Karen Johnson Davidson County
Batch# 1235365 DEEDQC
02/07/2025 03:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250207-0009624

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Geraldine Charlotte Swanson, unmarried,** ("Grantor"), by these presents does hereby Quitclaim and convey unto **Samantha Living Trust dated February 6, 2025** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 297 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1), as shown on Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Geraldine Charlotte Swanson by Warranty Deed from Jingtian Fang and Zhiying Cui, husband and wife, of record at Instrument number 20190403-0030058, in the Register's Office for Davidson County, Tennessee, dated March 25, 2019.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **8315 Rossi Road, Brentwood, Tennessee 37027**.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 6th day of February, 2025.

GRANTOR:

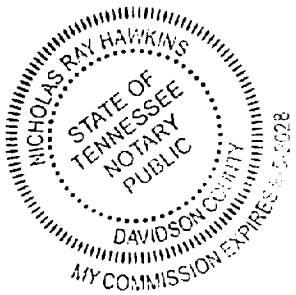
Geraldine Charlotte Swanson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of February, 2025, before me personally appeared Geraldine Charlotte Swanson, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 6th day of February, 2025.

Notary Public
My commission expires: 9/5/2028
(SEAL)



This instrument was prepared from information furnished by the Grantors and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Emily Matheney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 6, 2025 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 6th day of February, 2025.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of February, 2025.

Notary Public
My commission expires: 9/5/2028

(SEAL)

NICHOLAS RAY HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-5-2028