Karen Johnson Davidson County
Batch# 1240313 DEEDQC
02/24/2025 02:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250224-0013605

QUITCLAIM DEED

MAIL RECORDED DEED TO:

SAMANTHA A. ARNOLD
MCNAMEE HOSEA
888 BESTGATE ROAD, SUITE 402
ANNAPOLIS, MD 21401

OWNER (SEND TAX BILLS TO):

MAUREEN P. SWEENEY,
CO-TRUSTEE
8300 BURDETTE ROAD, #B560
BETHESDA, MD 20816

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MAUREEN SWEENEY, an unmarried woman (herein, "Grantor"), whose address is 8300 Burdette Road, #B560, Bethesda, MD 20816, hereby bargains, sells, remises, releases, quit claims and conveys to MAUREEN P. SWEENEY and PATRICIA M. SWEENEY, Co-TRUSTEES, or any successors in trust, under the MAUREEN P. SWEENEY LIVING TRUST dated February 7 2025 and any amendments thereto (herein, "Grantee"), whose address is 8300 Burdette Road, #B560, Bethesda, MD 20816, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 140 Champney Court, Goodlettsville, TN 37072

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

WITNESS my hand and seal this 7th day of February, 2025.

PIN NO: 026-07-0-023.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Maureen L. Sweeney
Maureen Sweeney

STATE OF Maryland
COUNTY OF Prince George's

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Maureen Sweeney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2025

GRACE HOGAN
Notary Public - State of Maryland
Montgomery County
My Commission Expires Jan 23, 2028

[Affix Notary Seal]

G. Hogan
SIGNATURE OF NOTARY PUBLIC
My commission expires: 1/23/2028

OATH OF CONSIDERATION

STATE OF Maryland
COUNTY OF Prince George's

The actual consideration for this transfer is $0.00.

Grantee:

Maureen P. Sweeney Living Trust dated February 7, 2025

Maureen P. Sweeney

Maureen P. Sweeney, Co-Trustee

Patricia M. Sweeney

Patricia M. Sweeney, Co-Trustee

Subscribed and sworn to under oath before me, this 7th day of February, 2025 by Maureen P. Sweeney and Patricia M. Sweeney, as Co-Trustees of the Maureen P. Sweeney Living Trust dated February 7, 2025

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC G. Hogan
My commission expires: 1/23/2028

GRACE HOGAN
Notary Public - State of Maryland
Montgomery County
My Commission Expires Jan 23, 2028

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 68, on the Plan of Resubdivision of Windsor Green, Phase I, Section 2, Lots 49 through 72, as shown on Plat of record in Plat Book 6200, Page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20220217-0018387 on February 17, 2022.

PIN NO: 026-07-0-023.00

STREET ADDRESS:

140 Champney Court, Goodlettsville, TN 37072

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Phillip Smith, 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 7, 2025 (date of document).

Phillip Smith
Affiant Signature

February 20, 2025
Date

State of Florida

County of Hillsborough

Sworn to and subscribed before me this day 20 of February, 2025.

JANNA M. LINDSTROM
Notary Public - State of Florida
Commission # HH 397631
My Comm. Expires May 11, 2027
Bonded through National Notary Assn.

Janna M. Lindstrom
Notary's Signature

MY COMMISSION EXPIRES: May 11, 2027

NOTARY'S SEAL