Karen Johnson Davidson County
Batch# 1297167 DEEDQC
07/14/2025 11:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250714-0055248

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-0627	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 14 day of July 2025. *Notary Public* *My commission expires:* 1-21-29

JAMES K STERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owner: Hugh Swart & Abbey Rank 3828 Baxter Avenue Nashville, TN 37216	
Send Tax Bills To: Franklin Loan Center 44800 Village Court Palm Desert, CA 92260	
Street Address of Subject Property: 3828 Baxter Avenue Nashville, TN 37216	**Parcel ID:** 061-15-0-309

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hugh Swart a single man** hereinafter called **"GRANTOR,"** hereby conveys and quitclaims unto **Hugh Swart, a single man and Abbey Rank, a single woman, as joint tenants with rights of survivorship** hereinafter called **"GRANTEES,"** his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Subdivision of Maplewood Home Tract of record in Plat Book 421, Page 174, 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 Hugh Swart, a single man, by warranty deed of Brain Titus, a married man and Donna Titus, a married woman, (husband and wife) of record in

Instrument #20250512-0037048, Register's Office, Davidson County, TN dated May 2, 2025, recorded May 12, 2025.

WITNESS my hand this 14 day of JULY, 2025.

Grantor – Hugh Swart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Hugh Swart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 14 day of JULY, 2025.

NOTARY PUBLIC

My commission expires: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 JULY 14, 2025.

Affiant Signature

JULY 14, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of JULY 2025.

Notary's Signature

MY COMMISSION EXPIRES: 1.21.29

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY