Karen Johnson Davidson County
Batch# 1347852 DEEDQC
11/19/2025 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251119-0092113

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Eric Swaim, et ux.

TO:

Eric K. Swaim and Chelsea M. Swaim, Trustees of the Swaim Family Revocable Trust dated November 18, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 7th day of November, 2025, by **Eric Swaim and Chelsea Swaim, husband and wife** ("Grantors"), to **Eric K. Swaim and Chelsea M. Swaim, Trustees of the Swaim Family Revocable Trust dated November 18, 2025, and any amendments thereto** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 46 on the Plan of Section Three Wexford Downs of record in Plat at Instrument No. 20000810-0079246, 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 **Eric Swaim and Chelsea Swaim, husband and wife**, by Warranty Deed from **Opendoor Property Trust I, a Delaware statutory trust**, dated February 22, 2023, and recorded on February 23, 2023, at Instrument No. 20230223-0012926, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property known as: **1804 Apple Ridge Circle, Nashville, TN 37211**.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Eric Swaim
Grantor

Chelsea Swaim
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Eric Swaim and Chelsea Swaim**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 18th day of November, 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Notary Public

My Commission Expires: 1·28·26

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
Eric K. Swaim and Chelsea M. Swaim 1804 Apple Ridge Circle Nashville, TN 37211	Same/Owner	1804 Apple Ridge Circle Nashville, TN 37211 172-14-0A-117-00

Tennessee Certification of Electronic Document

I, Ariel Ottinger, do hereby make oath that I am 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.

Ariel Ottinger
Affiant Signature

11.18.25
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 18th day of Nov., 2025.

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026

Jennifer Wheeler
Notary's Signature

MY COMMISSION EXPIRES: 1.28.26