AFTER RECORDING RETURN TO:
Old Republic Title
681 Andersen Drive
Foster Plaza VI – Suite 600
Pittsburgh, PA 15220
File No. 01-25078398sara

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1363979 DEEDQC
12/31/2025 09:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251231-0104257

Parcel ID No.: 155-07-0B-021-00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to T.C.A. 67-4-409(a)(1)(C)(i)(a).

THIS DEED made and entered into on this 20 day of December, 2025, by and between **Brandon Swinford, a married man, joined in execution by his spouse, Chloe Poole,** residing at 6712 Cold Stream Drive, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Brandon Swinford and Chloe Poole, husband and wife, as joint tenants with right of survivorship,** residing at 6712 Cold Stream Drive, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 6712 Cold Stream Drive, Nashville, TN 37221

Being the same property conveyed to the Grantor(s) in a Deed recorded on 07/15/2025 under Instrument Number 20250715-0055553 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Brandon Swinford

Chloe Poole

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, and **Brandon Swinford and Chloe Poole**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Bellevue, TN, this 20th day of December, 2025.

Notary Public

My Commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

My Commission Expires
May 8, 2028

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Brandi Danico

STATE OF PA
COUNTY OF Allegheny

Subscribed and sworn to before me this 30 day of Dec, 2025.

Notary Public
My Commission Expires: 10-10-2026

Commonwealth of Pennsylvania - Notary Seal
Janice Kowcheck, Notary Public
Washington County
My commission expires October 10, 2026
Commission number 1427921
Member, Pennsylvania Association of Notaries

Name and address for person(s) responsible for taxes:

Brandon Swinford and Chloe Poole
6712 Cold Stream Drive
Nashville, TN 37221

Name and address of property owner:

Brandon Swinford and Chloe Poole
6712 Cold Stream Drive
Nashville, TN 37221

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY IN DAVIDSON COUNTY, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 72 ON THE REVISION NO. 1 FINAL PLAT OF THE POPLAR CREEK ESTATES PHASE V, SECTION "A" SUBDIVISION (THE HIGHLANDS OF ALLENS GREEN), AS OF RECORD IN PLAT BOOK 9700, PAGE 784, REVISING PLAT BOOK 9700, PAGE 390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Parcel ID No.: 155-07-0B-021-00

Property commonly known as: 6712 Cold Stream Drive, Nashville, TN 37221

Certificate of Authenticity

I, Brandi Donico, 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 12/20/2025.

Date

Affiant Signature

12-23-25

Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 23 day of Dec, 20 25.

Notary's Signature

My Commission Expires: 10-10-2026

Date

Notary's Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Janice Kowcheck, Notary Public
Washington County
My commission expires October 10, 2026
Commission number 1427921
Member, Pennsylvania Association of Notaries