Karen Johnson
Batch # 1384048
02/23/2026 10:46:17 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260223-0014111

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carolyn Dale, Attorney
2000 Mallory Lane Suite 326
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The Oswalt Family Living Trust 5865 S. New Hope Road Hermitage, TN 37076	SAME	P/O Map 98-38.11

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 3rd day of February, 2026, between **David Scott Oswalt, a single man** ("Grantor"), and **David Scott Oswalt, Trustee, or his successors in trust under the OSWALT FAMILY LIVING TRUST dated February 1, 2026, and any amendments thereto.** ("Grantee"),

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Lying and being in Davidson County, Tennessee, being Lot No. 1 on the Plan of Baypointe Subdivision, Phase I, as of record in Instrument No. 200005230051440, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Scott Oswalt, a single man, by Warranty Deed from Baypointe LLC, of record in Instrument No. 200007200071760, said Register's Office.

This is improved property known as: **5865 S. New Hope Road, Hermitage, TN 37076**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

_____(L.S.)
David Scott Oswalt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, David Scott Oswalt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 3rd day of February, 2026.

CAROLYN D. DALE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 5-16-2027

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

_____
Affiant/Grantee

Subscribed and sworn to before me this 3rd day of February, 2026.

CAROLYN D. DALE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My commission expires: 5-16-2027