Karen Johnson Davidson County
Batch# 1386966 DEEDWARR
03/02/2026 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260302-0015992

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* Carol M. Swain, Affiant Sworn to and subscribed before me this 24th day of February, 2026. Notary Public Comm Exp:

This Instrument Prepared by: Thomas K. White, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CAROL MILLER SWAIN, Trustee		
CAROL MILLER SWAIN REVOCABLE LIVING TRUST AGREEMENT dated October 7, 2014	SAME AS NEW OWNER	15011000400
3132 Towne Village Road		
Antioch, Tennessee 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CAROL MILLER SWAIN, an unmarried woman (Grantor), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to CAROL MILLER SWAIN, Trustee of the CAROL MILLER SWAIN REVOCABLE LIVING TRUST AGREEMENT dated October 7, 2014 (Grantee), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the plan of Towne Village of the Country, Section 1, of record Jn Plat Book 5200, Pages 55 and 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CAROL MILLER SWAIN, an unmarried woman, from CHRISTOPHER B. CHOATE and RANAE O. CHOATE, husband and wife, by Warranty Deed of record Instrument 20201030-0126671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The legal description is taken from the prior deed of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

The property is known as 3132 Towne Village Road, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on February 24, 2026.

Carol M. Swain
CAROL MILLER SWAIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROL MILLER SWAIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 24th day of February, 2026.

NOTARY PUBLIC

My Commission Expires: _____

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

TRUE COPY CERTIFICATION

I, THOMAS K. WHITE, 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 24, 2026.

THOMAS K. WHITE — Date: 2/24/26

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 24th day of February, 2026.

Notary Public

My Commission Expires: 06-05-2029