Karen Johnson Davidson County
Batch# 1403257 DEEDQC
04/08/2026 09:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260408-0028246

File No: 260358440

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108
2005879098

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Brent E. Swingle and **Sierra R. Jensen**, 3703 Burrus Street, Nashville, TN 37216

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 072 02 0 080.00

QUITCLAIM DEED

Brent E. Swingle and **Sierra R. Jensen,** husband and wife, who acquired title as single people ("Grantor"), of **3703 Burrus Street, Nashville, TN 37216**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **Brent E. Swingle** and **Sierra R. Jensen,** husband and wife, as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **3703 Burrus Street, Nashville, TN 37216,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate situated in the County of Davidson and State of Tennessee:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, NEAR NASHVILLE, BEING LOT NO. 104 AND THE NORTHERLY PART OF LOT NO. 105 ON THE MAP OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF BURRUS STREET, 60 FEET NORTH OF THE NORTH MARGIN OF BEN ALLEN ROAD, BEING THE COMMON CORNER OF LOTS 104 AND 105, THENCE WITH LINE BETWEEN LOTS, AND ALONG SAID LINE EXTENDED, WESTERLY 202 FEET 2 INCHES TO A POINT IN THE EASTERLY MARGIN OF MASONIC HOME ROAD; THENCE WITH THE MARGIN OF SAID ROAD, NORTHERLY 71 FEET 2 INCHES TO THE CORNER OF LOTS 105 AND 107; THENCE WITH THE LINE BETWEEN SAID LOTS, AND THE LINE BETWEEN LOTS 103 AND 104, SOUTHEASTERLY 254 FEET 10 INCHES TO THE WESTERLY MARGIN OF BURRUS STREET; THENCE WITH THE MARGIN OF SAID STREET. SOUTHWESTERLY 51 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 104 AND THE NORTHERLY PART OF LOT NO. 105 ON THE MAP OF E.B. CRAIG'S SUBDIVISION OF THE CROWNOVER PROPERTY, AS OF RECORD IN BOOK 894, PAGES 640 AND 641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT THE NORTHWEST CORNER OF LOT NO. 106, SAID POINT ALSO BEING OF THE PRESENT EASTERN MARGIN OF BEN ALLEN ROAD; THENCE IN AN EASTERLY DIRECTION WITH THE NORTHERN LOT LINE OF LOT NO. 106 FOR A DISTANCE OF 114.83 FEET, MORE OR LESS, TO A POINT BEING THE NORTHEAST CORNER OF LOT NO. 105; THENCE IN A SOUTHERLY DIRECTION WITH THE EASTERN LOT LINE OF LOT NO. 105 FOR A DISTANCE OF 38.51 FEET, MORE OR LESS, TO A POINT ON A CURVE, SAID POINT LYING ON THE PROPOSED NORTHERN MARGIN OF BEN ALLEN ROAD; THENCE WITH THE PROPOSED NORTHERN MARGIN OF BEN ALLEN ROAD IN A SOUTHERLY AND EASTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 868 FEET AND A CENTRAL ANGLE OF 1°55'45"FOR A DISTANCE OF 29.23 FEET MORE OR LESS TO THE SOUTHERN LOT LINE OF LOT NO. 104; THENCE IN A WESTERLY DIRECTION WITH THE SOUTHERN LOT LINE FOR A DISTANCE OF 89.13, MORE OR LESS, TO THE PRESENT EASTERN MARGIN OF BEN ALLEN ROAD; THENCE IN A NORTHWESTERLY DIRECTION WITH THE PRESENT EASTERN MARGIN OF BEN ALLEN ROAD FOR A DISTANCE OF 72.45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 4,576 SQUARE FEET.

Assessor's Parcel No: 072 02 0 080.00

Property Address is: 3703 Burrus Street, Nashville, TN 37216

BEING THE SAME PROPERTY CONVEYED TO BRENT E. SWINGLE, A SINGLE MAN AND SIERRA R. JENSEN, A SINGLE WOMAN, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP FROM LAURA ASHLEY MOORE AND JOSEPH GARRISON, WIFE AND HUSBAND, DATED 05/20/2021, RECORDED 05/27/2021, DEED INSTRUMENT NO. 20210527-0071984, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 1, 2026:

Brent E. Swingle

Sierra R. Jensen

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Brent E. Swingle** and **Sierra R. Jensen**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1 day of April, 2026.

Notary Public

My commission Expires
1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

Teresa R Jensen
Affiant

Subscribed and sworn to before me on this the 1 day of April, 2026.

Notary Public

My Commission Expires: 1·24·2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Alicia Lopez, 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 4/1/2026 (date of document).

Affiant Signature

4/6/2026
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Allegheny County
My commission expires May 4, 2026
Commission number 1223847
Member, Pennsylvania Association of Notaries