Karen Johnson Davidson County
Batch# 1409798 DEEDQC
04/22/2026 11:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260422-0033282

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Paul Swindell
AFFIANT

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 20 day of Apr. 4, 2026.

A. Scott Hubbard
NOTARY PUBLIC

My Commission Expires: 10-21-28

Address New Owners:
Robert Glenn Swindell, Jr.
Nancy Lynne Swindell
3299 Hyde Park Dr.
Clearwater, FL 33761

Send Tax Bills To:
New Owner

Map-Parcel:
161-01-0A-080.00-CO

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, Paul Swindell, an unmarried man, Grantor, hereby quitclaims and conveys all of his undivided right, title and interest in the hereinafter described property to Robert Glenn Swindell, Jr. and wife, Nancy Lynne Swindell, Grantees. Said property is described as follows:

Land in Davidson County, Tennessee, being Unit No. 5296, on the Horizontal Property Regime for Danbury Condominiums, as recorded in the Master Deed of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Expressly excluded from this transfer is Garage No. 1, which will continue to be held by Paul Swindell, as the owner of Unit 5298.

Being the same property conveyed to Paul Swindell, by Warranty Deed from Ying Lu and Zhen Chun Dong, husband and wife, of record in Instrument No. 20220916-0103436, dated September 15, 2022, Register's Office for Davidson County, Tennessee.

This is improved property known as 5296 Edmondson Pike, Nashville, TN 37211.

In addition to the consideration as set out above, additional consideration for this transfer is the termination, cancellation, and full satisfaction of the underlying debt of a Promissory Note in the amount of Three Hundred Fifty Thousand Dollars ($350,000.00) which was executed by Grantor in favor of Grantees.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

DATED this the 20 day of April, 2026.

Paul Swindell

Paul Swindell

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20 day of April, 2026, before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Swindell, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

A. Scott Hubbard

Notary Public

My Commission Expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

DATED this 20th day of April, 2026

Robert Glenn Swindell, Jr.
Robert Glenn Swindell, Jr.

Nancy Lynne Swindell
Nancy Lynne Swindell

STATE OF Virginia
COUNTY OF Prince William, Virginia

On this 20th day of April, 2026, before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Glenn Swindell, Jr., with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Electronic Notary Public
Notary Public

My Commission Expires: 04/30/2029

Azeen Azeem
REGISTRATION NUMBER
7966620
COMMISSION EXPIRES
April 30, 2029

Notarized remotely online using communication technology via Proof.

STATE OF Virginia
COUNTY OF Prince William, Virginia

On this 20th day of April, 2026, before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Lynne Swindell, with whom I am personally acquainted, (or whose identities were proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Electronic Notary Public
Notary Public

My Commission Expires: 04/30/2029

Azeen Azeem
REGISTRATION NUMBER
7966620
COMMISSION EXPIRES
April 30, 2029

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Alicia Hamilton, 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

4/20/26.
Date

Affiant Signature

4/20/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20th day of April, 2026.

Notary's Signature

My Commission Expires: 3-20-2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON