Karen Johnson
Batch # 1433181
06/15/2026 08:12:46 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260615-0053718

This document prepared by: T.J. Cross-Jones, Attorney
4979 Lebanon Pike, Ste. C
Old Hickory, Tennessee 37138
(615) 244-0095

From information p
Preparer makes no

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Lorrie Swafford	Lorrie Swafford	Map 46
5036 Bull Run Road	5036 Bull Run Road	Parcel 45
Ashland City, TN 37015	Ashland City, TN 37015	Group

FOR AND IN CONSIDERATION of no money, but to comply with a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, in its case styled "*Sam Douglas Swafford, Jr. v. Lorrie Ann Swafford docket number 24D-744*", I, **SAM DOUGLAS SWAFFORD, JR.**, by these presents do hereby quitclaim and convey unto **LORRIE ANN SWAFFORD**, any and all interest I may have by virtue of marriage, to her and her successors and assigns, all my right, title and interest in and to the following tract of land:

BEING a parcel of land in Davidson County, Tennessee, lying in the 13th Civil District, described according to a copy of a survey made by Ralph W.C. Lambert, dated April 12, 1958, as follows:

BEGINNING at a point on the northeasternly margin of Bull Run Road, said point being 234.3 feet southeasterly from a stone at the southwest corner of the Green or Ben Carr tract; thence South 27 degrees 31 minutes East with the margin of Bull Run Road 98 feet to an iron pin; thence North 52 degrees East 402 feet to an iron pin; thence South 70 degrees 30 minutes West 112 feet to an iron pin; thence South 52 degrees West 323.4 feet to the point of beginning, containing 0.80 acres, more or less.

BEING the same property conveyed to Charles W. Osborne and wife, Roxie M. Osborne, by deed from Joe William Moore and wife, Lorene Moore, of record in Book 4681, Page 916, Register's Office for Davidson County, Tennessee; AND the same property vested in Roxie Diane Osborne by Final Decree of Divorce in the case of Roxie Diane Osborne v. Charles W. Osborne, in the Second Circuit Court for Davidson County, Tennessee, said decree being of record in Book 5902, Page 438, said Register's Office.

Kelvin Fuqua joined in the conveyance for the purpose of conveying any interest he may had in the above described property as the husband of Roxie Diane Fuqua.

Roxie Diane Fuqua, Roxie Diane Osborne and Roxie M. Osborne being one and the same person.

BEING the same property conveyed by Quitclaim Deed to Lorrie Ann Swafford and husband, Sam Swafford from Roxie Diane Fuqua (formerly Roxie Diane Osborne) and husband, Kelvin Fuqua signed on November 15th, 2002; recorded on November 27th, 2002, Record Book 9, Page 333-334, Instrument Number 20021127-0147508, in the Register's Office for Davidson County, Tennessee.

SAID CONVEYANCE is made subject to any and all limitations, restrictions and encumberances as may affect the premises.

This is improved property known as 5036 Bull Run Road, Ashland City, Tennessee 37015.

Witness my hand this 16 day of April, 2026.

Sam Douglas Swafford Jr.
SAM DOUGLAS SWAFFORD, JR.

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, Daisy Oram, a Notary Public, in and for said County and State, SAM DOUGLAS SWAFFORD, JR., the within named Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnessed my hand and official seal on this 16 day of April, 2026.

Daisy Oram
NOTARY PUBLIC

DAISY ORAM STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 10-24-2028

My Commission Expires: 10/24/28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Lorrie Ann Swafford
LORRIE ANN SWAFFORD

Sworn to and subscribed before me this 9th day of June, 2026.

NOTARY PUBLIC

My Commission Expires: 1/4/2027

T.J. CROSS-JONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/04/2027 DAVIDSON COUNTY