Karen Johnson Davidson County
Batch# 1452631 DEEDQC
07/30/2026 09:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260730-0069998

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Thomas A. Swain, Co-Trustee
Lisa H. Swain, Co-Trustee
Swain Community Property Trust
2424 Golf Club Lane
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
117 05 0 016.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Thomas A. Swain and wife, Lisa H. Swain (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Thomas A. Swain and Lisa H. Swain, Co-Trustees, and their successors in trust, of the Swain Community Property Trust dated July 29, 2026, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Forest Park Land Improvement Company's Subdivision, as of record in Plat Book 161, page 144, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas A. Swain and wife, Lisa H. Swain by Warranty Deed dated September 28, 2007, from Allen J. Naftilan and wife Janice D. Naftilan, of record at Instrument No. 20071002-0117282 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2424 Golf Club Lane, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Swain Community Property Trust dated July 29, 2026, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Thomas A. Swain and wife, Lisa H. Swain, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 29th day of July, 2026.

Thomas A. Swain, Grantor

Lisa H. Swain, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Thomas A. Swain, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of July, 2026.

Notary Public

My Commission Expires: 10/4/2027

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Lisa H. Swain, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of July, 2026.

Notary Public

My Commission Expires: 10/4/2027

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Thomas A. Swain, Affiant

Subscribed and sworn to before me this 29th day of July, 2026.

Notary Public

My Commission Expires: 10/4/2027

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 July 29, 2026 (date of document).

William L. Harbison

July 29, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 29th day of July, 2026.

Notary Public

My Commission Expires: 10/4/2027

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY