Karen Johnson Davidson County
Batch# 1464897 DEEDQC
08/27/2026 11:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260827-0079662

This Instrument Was Prepared By:
Ally M. Hicks
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Rebecca Swan as Trustee, Affiant

Subscribed and sworn to before me this
21st day of August 2026.

Notary Public
My Commission Expires: 1/24/2028

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Michael C. Swan, Co-Trustee Rebecca R. Swan, Co-Trustee 4640 Benton Smith Road Nashville, TN 37215	Same	131 15 0 016.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Rebecca Swan, Trustee of the Rebecca Swan Living Trust dated October 18, 2005**, a trust, the "**Grantor**", does hereby convey and quitclaim unto **Michael C. Swan and Rebecca R. Swan, Co-Trustees of the Swan Family 2026 CP Trust dated August 21, 2026,** a trust, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 21st day of August 2026.

The Rebecca Swan Living Trust
dated October 18, 2005

Rebecca Swan

Rebecca Swan, Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Rebecca Swan, Trustee of the Rebecca Swan Living Trust dated October 18, 2005, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of August 2026.

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

Madison Botsch

Notary Public

My Commission Expires: 1/24/2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 16, HARPETH ACRES, SECTION SEVEN, as shown on plat of record in Plat Book 2331, Page 154, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rebecca Swan, Trustee of the Rebecca Swan Living Trust dated October 18, 2005, by Quitclaim Deed from Michael C. Swan and wife, Rebecca R. Swan, of record in Instrument No. 20080804-0080188, dated July 7, 2008, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 4640 Benton Smith Road, Nashville, Tennessee 37215.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Ally M. Hicks, 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 August 21, 2026. (date of document).

Affiant Signature

August 21, 2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

