Karen Johnson Davidson County
Batch# 1478671 DEEDQC
09/29/2026 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260929-0090018

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED TO CREATE A TENANCY BY THE ENTIRETY PURSUANT TO T.C.A. 66-1-109

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
KELLY LEWIS SCHWARTZ AND ELAINE COSBY SCHWARTZ 342 Westview Dr., Kingston Springs, TN 37082	New Owner	14909010000
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409.		

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **ELAINE S. COSBY**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **KELLY LEWIS SCHWARTZ AND ELAINE COSBY SCHWARTZ, HUSBAND AND WIFE**, hereinafter collectively called **"GRANTEE,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 33, Section 1, on the plat of Barclay Square, of record in Book 4460, page 141, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Elaine S. Cosby by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., dated September 4, 1997 and recorded in Book 10602, page 24, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property known as 232 Manatee Court, Antioch, TN 37013. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

[Signatures on following page.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28th day of September, 2026.

Grantor:

Elaine S. Cosby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Elaine S. Cosby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2026.

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: ~~May 30, 2029~~ My commission expires

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0.00.

AFFIANT

Sworn to and subscribed before me, this 28th day of September, 2026.

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: May 30, 2029 My commission expires

Tennessee Certification of Electronic Document

I, Amanda R. B. Stephens, 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 9/28/26 (date of document).

Affiant Signature

9/29/26
Date

State of TENNESSEE

County of WILLIAMSON

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

Notary's Signature

MY COMMISSION EXPIRES: 2/17/30

NOTARY'S SEAL

ALYSSA PANECCASIO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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