Karen Johnson Davidson County
Batch# 243244 DEEDWARR
06/13/2019 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20190613-0057110

Prepared by: Recorded by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0104-19

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

DONNA G. THIENEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of June, 2019

Notary Public
My Commission Expires: July 8, 2019

Address of New Owner	Send Tax Bills To:	
Tamara Bordisso 2919 McGavock Pike Nashville, TN 37214	US Bank Home Mtg 7601 Penn Ave S. #A1 Richfield, MN 5523	Map/parcel: 073-12-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Jo Ann Pye and Debra Norris, Co-Executrices of the Estate of Tyrone H Swafford

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tamara Bordisso, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 268 Sunset View, Section Four, Addition One, as of record in Book 2854, Page 1, Register's Office for Davidson County, Tennessee.

SAID Lot No. 268, being a corner lot, fronts 155.2 feet on the westerly side of McGavock Pike and 160 feet on the southerly side of Wilford Drive and 31.42 feet along the curving corner at said intersection and runs back between converging side lines 185.3 feet on the westerly side line and 211.4 feet on the southerly side line to a point at the rear.

BEING the same property conveyed to Tyrone H. Swafford and Pauline Hawthorne, joint tenants with right of survivorship, by Quitclaim Deed from Rose Ann Morbitt, Trustee, and in the same instrument conveyed to Rose Ann Morbitt, Trustee by Tyrone H. Swafford, dated 6/30/82 and recorded 7/1/82 in Book 5905, Page 327; and the same property previously conveyed to Tyrone H. Swafford by Warranty Deed from Charles Kenneth Parman and wife, Lois M. Parman, dated 3/20/80 and recorded 3/24/80 in Book 5581, Page 672, Register's Office for Davidson County, Tennessee.

The said Pauline Hawthorne is reported to have died on June 10, 2002, leaving the property vested solely in Tyrone H. Swafford as surviving joint tenant. The said Tyrone H. Swafford (aka Tyrone Swafford) died testate on 12/4/17, and pursuant to his Last Will and Testament and Order Admitting Will to Probate filed 7/18/18 in Docket No. 18P1083 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Jo Ann Pye and Debra Norris were appointed as Co-Executrices. Per Order Granting Verified Motion to List and Sell Real Property filed in Probate Court on 2/22/19, Jo Ann Pye and Debra Norris were directed to sell the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2919 McGavock Pike Nashville, TN, 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/We are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of June, 2019

Estate of Tyrone H Swafford

BY: Jo Ann Pye Co-Executrix
Jo Ann Pye, Co-Executrix

BY: Debra Norris Co-executrix
Debra Norris, Co-Executrix

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Jo Ann Pye and Debra Norris** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath acknowledged themselves to be the Executrices of The Estate of Tyrone Swafford and that they as such Executrices, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by themselves as Executrices.

WITNESS MY HAND AND OFFICIAL SEAL, this the 10th day of June, 2019.

NOTARY PUBLIC
My Commission Expires: 7-6-2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)