Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Name and Address of New Owner:
Elizabeth Ross Swann
210 Overby Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 259968 DEEDWARR
07/22/2019 10:54:28 AM 2 pgs
Fees: $13.00 Taxes: $908.35

20190722-0071598

Map & Parcel No: 148-07-0-056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan Shearon**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Ross Swann, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 827, on the Plan of Cherokee Hills, Section Eight, as of record in Book 3700, Page 154, Register's Office of Davidson County, Tennessee, said street address being 210 Overby Drive, Antioch, TN 37013.

Said Lot No. 827 fronts 72.4 feet on the easterly side of Overby Drive and runs back between lines 168.8 feet on the north line and 150.0 feet on the south line, to a dead line in the rear, measuring 85.4 feet thereon.

Being the same property being conveyed to David Shearon and Jonathan Shearon, from Cynthia Joan Dobler and George Scott Dobler by Clerk and Master's Deed of the Chancery Court, Davidson County, Tennessee, dated October 20, 2008, filed for record on October 23, 2008, of record in Instrument Number 200810230106267, Register's Office for Davidson County, Tennessee. Further being the same property conveyed Jonathan Shearon by deed recorded in Instrument No. 20081106-0110695 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Improved property known as: 210 Overby Drive, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of July, 2019.

_____(SEAL)
Jonathan Shearon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2019, before me personally appeared Jonathan Shearon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2019.

GREG AIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $245,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
19th day of July, 2019.

_____
Notary Public
My commission expires:_____
File No. 19-480

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021