Karen Johnson Davidson County
Batch# 378795 DEEDWARR
03/27/2020 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20200327-0033509

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson J.B.

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this 27 day of March, 2020.

Notary Public

My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason Todd Swaggart and Sabrina Edgington	Jason Todd Swaggart	072-03-0-171.00
1307 Howard Avenue	1306 Howard Avenue	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Alice Anne Parr, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jason Todd Swaggart and Sabrina Edgington, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEING the Easterly half of Lot No. 156 on the plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID Easterly half of Lot No. 156 fronts 50 feet on the Northerly side of Howard Avenue and runs back parallel lines 205 feet to a dead line.

BEING the same property conveyed to Alice Ann Parr by Quit Claim deed from William Dean Parr, II of record as Instrument No. 20170724-0074391, in the Register's Office for Davidson County, Tennessee; the Grantor herein, Alice Anne Parr, was erroneously referred to as Alice Ann Parr in the said Quit Claim deed of record as Instrument No. 20170724-0074391; Alice Anne Parr, the said Grantor herein, and Alice Ann Parr are one and the same person.

This is improved property known as 1307 Howard Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, a lien not yet due and payable, assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25 day of March, 2020.

Alice Anne Parr

Alice ~~Ann~~ Parr
Anne

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alice ~~Ann~~ Anne Parr, the bargainor(s), 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, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 25 day of March, 2020.

Notary Public
My Commission Expires: 11-26-2029

SolomonParks File No. 19-000264-528

CHELLE RAYNOR
Notary Public - Arkansas
Saline County
Commission # 12709399
My Commission Expires Nov 26, 2029

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)