Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 29nd **day of April, 2020.**

Notary Public
My commission expires:

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 394769 DEEDWARR
05/04/2020 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20200504-0046180

02-2003-50841

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Greg Alexander Swan 739 Tulip Grove Road, Unit 301 Hermitage TN 37076	Community Mortgage 142 Timber Creek Dr Cordova TN 38018	075-12-0-C-024.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristina V. Korte, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Greg A. Swan, unmarried, and Emily Alyssa Saad, unmarried, as Joint Tenants with Rights of Survivorship,** hereinafter called the Grantees, their successors 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 Unit No. 301, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal property Regime with Private Elements, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 11653, Page 251; Instrument No. 20000718-0070532; Instrument No. 20010212-0013362; and Instrument No. 20191002-0100735, and as shown on the plan of record in Instrument No. 20001010-0100359, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristina V. Korte, unmarried by deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, dated December 31, 2001, recorded January 4, 2002, of record in Instrument No. 20020104-0001550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 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 improved property known as **739 Tulip Grove Road, Unit 301, Hermitage, TN 37076.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

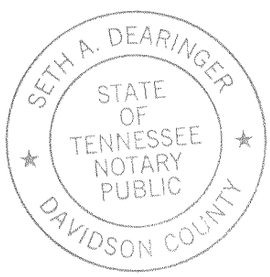
WITNESS my hand this 29th day of April, 2020.

Kristina V. Korte

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kristina V. Korte**, 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.

Witness my hand in Nashville, TN, this 29th day of April, 2020.



Notary Public

My Commission expires: 03/08/21

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM