WARRANTY DEED

Karen Johnson Davidson County
Batch# 459544 DEEDWARR
08/19/2020 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20200819-0093121

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-21-22
(AFFIX SEAL)

Karen R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharonda Brown	Highlands Residential	16413002000
(NAME)	(NAME)	
5605 Cedar Ash Crossing	13001 N. Central Expressway Ste 750	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Diane M. Swanson, an unmarried person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sharonda Brown,** an unmarried woman, hereinafter called the GRANTEES, 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 Couny, Tennessee, being Lot No. 377 on the Plan of Section One-Ashford Crossing, of record in Plat Book 7900, Page 937, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Diane M. Swanson, an unmarried person by deed dated August 27, 2010 from Daniel R. Combs and spouse, Claire A. Combs of record in Instrument No. 20101011-0081179, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5605 Cedar Ash Crossing, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hands this 3 day of August, 2020.

Diane M. Swanson

State of Illinois
County of Lee

On this 3 day of August, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Diane M. Swanson, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 3 day of August, 2020.

Notary Public
My Commission Expires: 2/16/24

File No.: 20–Brown

OFFICIAL SEAL
KIRSTEN CRAWFORD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/16/24

True Copy Certification

I, **Jennifer Pennell**, 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.

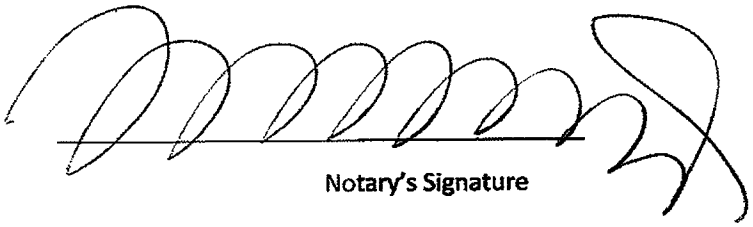


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

