This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20690

Karen Johnson Davidson County
Batch# 486894 DEEDWARR
09/30/2020 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200930-0113006

Send Tax Bills To:
Interlinc
5875 N. Sam Houston Pky W Ste 300
Houston, TX 77086

New Owner is:
Curtis Black
824 Beech Bend Drive
Nashville, TN 37221

MAP/PARCEL: 142-14-0-171.00

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 sufficiency of all of which is hereby acknowledged, **Aaron Sweet, married and Anthony Sweet, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Curtis Black, unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 824 Beech Bend Drive, Nashville, Tennessee 37221

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 688 on the Plan of Harpeth Woods, Section Three, as of record in Book 5200, Page 270, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RITA ANN SWEET, AN UNMARRIED WOMAN, by deed from JAFAR NAJI, MARRIED, of record in Instrument No. 20100831-0068936, dated August 25, 2010, said Register's Office. The said Rita Ann Sweet having since died intestate on or about March 9, 2020, leaving Aaron Sweet and Anthony Sweet her only heirs at law. See Affidavits of Heirship of record in Instrument No. 202009300113003, Instrument No. Instrument No. 202009300113004 and Instrument No. Instrument No. 202009300113005, said Register's Office.

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.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of September, 2020.

GRANTOR:

Aaron Sweet

Anthony Sweet

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Aaron Sweet and Anthony Sweet**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

SWORN TO and subscribed before me this 11 day of September, 2020.

NOTARY PUBLIC
My Commission Expires: _____

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY