Karen Johnson Davidson County
Batch# 502430 DEEDWARR
10/28/2020 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $647.13
20201028-0124897

ADDRESS NEW OWNER AS:
Audreyanne Britton Guthrie
4259 Andrew Jackson Parkway
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Parcel: 075-11-0-182.00

THIS DEED OF CONVEYANCE, executed and delivered by **Stephen Swander**, unmarried, and **Mercy Swander**, unmarried, hereinafter called the Grantors, to **Audreyanne Britton Guthrie**, an unmarried woman, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 104-A, Zone Lot Division of Lots 80 through 101 and 103 through 107, Rachels Square (Commonly known as Colony Downs), Section Two, as of record in Plat Book 6250, page 542, amending Book 5200, page 623-625, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

RESTRICTIONS: The above described property is subject to the Declaration of Covenants, Conditions and Restrictions of Rachel's Square, of record in Book 6619, Page 777, as amended in Book 8030, page 757 and Book 11627, page 594, of record in the Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Zone Lot Division of Lots 80 through 101 and 103 through 107, Rachels Square (Commonly known as Colony Downs), Section Two, as of record in Plat Book 6250, page 542, amending Book 5200, page 623-625, in said Register's Office.

Being the same property conveyed to Stephen Swander and Mercy Swander by deed from Alexandria Chipe, recorded October 23, 2006 in Instrument No. 20061023-0130865, Register's Office for Davidson County, Tennessee. Stephen Swander and Mercy Swander have since divorced by Final Decree of Divorce entered September 23, 2020 in Case No. 20D922, Clerk & Master's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

STEPHEN SWANDER

MERCY SWANDER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen Swander** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22nd day of October, 2020.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mercy Swander** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 22nd day of October, 2020.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

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STATE OF TENNESSEE) SS
COUNTY OF ~~ROBERTSON~~) Davidson

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$174,900.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 22nd day of October, 2020.

My Commission Expires: 03/08/21 NOTARY PUBLIC/Register

SETH A. DEARINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Spencer Gross 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.

Spencer Gross
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth A. Dearinger, a notary public for this county and state, Spencer Gross, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/08/2021