Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SS-VRES-20882

Karen Johnson Davidson County
Batch# 522148 DEEDWARR
11/30/2020 12:47:08 PM 2 pgs
Fees: $13.00 Taxes: $1,524.40
20201130-0138991

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3246

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of November, 2020

Notary Public

Commission Expires: 07/09/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Todd Morrissette and Andrea Morrissette 882 Sharpe Avenue Nashville, TN 37206	NEW OWNER	082-04-0-202.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Wendy Swaby, a married woman and Josh Sweat

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Morrissette and Andrea Morrissette, a married couple

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:

A.

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Thornby Place of record in Book 332, Page 3, in the Register's Office for said County.

Said Lot No. 81 fronts 50 feet on the Southerly side of West Sharpe, formerly Osage Avenue and runs back between parallel lines, 147 feet to an alley.

Being the same property conveyed to Josh C. Sweat and Wendy L. Swaby by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20200507-0047895 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on May 07, 2020.

Being also known as 882 Sharpe Avenue Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 882 Sharpe Avenue, Nashville, TN 37206

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

Dated this the 12th day of November, 2020.

Wendy Swaby

Josh Sweat

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendy Swaby and Josh Sweat** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of November, 2020.

Notary Public
My Commission Expires: 5-2-22

