Karen Johnson Davidson County
Batch# 543047 DEEDWARR
12/29/2020 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20201229-0153915

Name and Address of New Owner:
Deborah L. Swift
1911 Formosa St.
Nashville, TN 37208

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20122615

Map and Parcel: 081 15 0 634.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amos L. Howard and Yolanda Howard, husband and wife, and Kayce Howard, an unmarried woman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Deborah L. Swift**, hereinafter called the GRANTEE, his heirs 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, and being all of Lot No. 1, on the Plan of Re-Plat of Lots 67, 68 & a portion of Lot 69 on the Map of J. M. and G. W. Harding's Addition to Nashville, according to survey and plat of same appearing of record in Instrument No. 20160309-0022704, in the Register's of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Amos L. Howard and Yolanda Howard, husband and wife, and Kayce Howard, joint tenants with right of survivorship, by Warranty Deed filed for record on November 21, 2018 in Instrument No. 20181121-0114526, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters set forth in plat of record in Instrument No. 20160309-0022704, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1911 Formosa Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 22nd day of December, 2020.

Amos L. Howard

Yolanda Howard

Kayce Howard

State of Tennessee

County of Rutherford

Personally appeared before me, Amos L. Howard, Yolanda Howard, and Kayce Howard with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd of December, 2020.

Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$400,000.00~~ $405,000.00.

Affiant Signature

Subscribed and sworn to before me, this 22nd day of December, 2020.

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/20/2023

True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally, appeared before me, Sarah Carter, a notary public for this county and state, Lynn Vaught 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: 05/23/2023

SARAH CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY