Karen Johnson Davidson County
Batch# 544077 DEEDWARR
12/31/2020 02:49:54 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20201231-0155266

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0784

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of December, 2020

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Commission Expires: 2/26/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Tyler Norris and William Kyle Summers 1112 Inglewood Drive Nashville, TN 37216	Same as owner	061-03-0-183.00

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,

William G. Sweeney, Jr and Elisabeth Q. Sweeney, husband and wife

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

John Tyler Norris, an unmarried person and William Kyle Summers, an unmarried person, as joint tenants

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 County, Tennessee, being the Westerly one-half of Lot No. 24 and all of Lot No. 25 and the Easterly one-half of Lot No. 26 on the Plan of Inglewood Heights Subdivision of record in Plat Book 1424, Page 85, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the South margin of Inglewood Drive, said point being 30 feet East of the corner of Lots Nos. 26 and 27; thence Southerly and parallel to the line between said Lots 26 and 27, 170 feet to a point; thence Eastwardly and parallel to the South margin of Inglewood Drive, 120 feet to a point; thence Northwardly 170 feet to the South margin of Inglewood Drive; thence with the margin of the same Westwardly 120 feet to the point of beginning.

Being the same property conveyed to William G. Sweeney and Elisabeth Q. Sweeney, husband

and wife by Warranty deed from Joshua B. Inman and Kathleen Inman, husband and wife of record in Instrument No. 20180412-0034564 Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 12, 2018.

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: 1112 Inglewood Drive, Nashville, TN 37216

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 used, 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 21 **day of December, 2020.**

William G. Sweeney, Jr

Elisabeth Q. Sweeney

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William G. Sweeney, Jr and Elisabeth Q. Sweeney** 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 this 21 **day of December, 2020.**

Notary Public
My Commission Expires: 31 March 2021

Gregory Lee Romans
Commonwealth of Virginia
Notary Public
Commission No. 358516
My Commission Expires March 31, 2021