WARRANTY DEED

Karen Johnson Davidson County
Batch# 544857 DEEDWARR
01/04/2021 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $666.00
20210104-0000996

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$180,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF December, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Nationwide Flips, a California Corporation	same as new owner	Map-Par. 071-08-0-186.00
(Name)	(Name)	
10141 Samoa Ave. #24		
(ADDRESS)	(ADDRESS)	
Tujunja, CA 91042		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **PORSHA ANN THEUS, TRUSTEE OF THE TESTAMENTARY TRUST FOR CHILDREN U/T/W OF MARY ELIZABETH SWIFT** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATIONWIDE FLIPS, A CALIFORNIA CORPORATION** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot(s) 107, as shown on the map entitled Section 1, Joywood Heights, of record in Plat Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ELIZABETH SWIFT, by deed from THE SECRETARY OF VETERANS AFFAIRS, of record in Instrument No. 20120711-0060971, dated July 9, 2012, said Register's Office. The said Elizabeth Swift a/k/a Mary Elizabeth Swift having since died testate on or about August 3, 2019. Pursuant to the Last Will and Testament of MARY ELIZABETH SWIFT in The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 19P1712, said property is to devised to PORSHA ANN THEUS, TRUSTEE OF THE TESTAMENTARY TRUST FOR CHILDREN U/T/W OF MARY ELIZABETH SWIFT.

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 do 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.

Executed by my hand this 22 Day of December 2020.

PORSHA ANN THEUS, TRUSTEE OF THE TESTAMENTARY TRUST FOR CHILDREN U/T/W OF MARY ELIZABETH SWIFT

BY: Porsha Ann Theus, Trustee
Porsha Ann Theus, Trustee

HEIRS OF MARY ELIZABETH SWIFT:

Porsha Ann Theus
Porsha Ann Theus

Donnie Swift by Porsha Ann Theus, As Attorney in Fact, by POA
Donnie Swift, by Porsha Ann Theus, As Attorney in Fact, by POA

Jasper Roy Swift by Porsha Ann Theus, As Attorney in Fact, by POA
Jasper Roy Swift, by Porsha Ann Theus, As Attorney in Fact, by POA

Glenda Duncan by Porsha Ann Theus, As Attorney in Fact, by POA
Glenda Duncan, by Porsha Ann Theus, As Attorney in Fact, by POA

Rhonda Griffin by Porsha Ann Theus, As Attorney in Fact, by POA
Rhonda Griffin, by Porsha Ann Theus, As Attorney in Fact, by POA

Ronnie Griffin by Porsha Ann Theus, As Attorney in Fact, by POA
Ronnie Griffin, by Porsha Ann Theus, As Attorney in Fact, by POA

Connie Turner by Porsha Ann Theus, As Attorney in Fact, by POA
Connie Turner, by Porsha Ann Theus, As Attorney in Fact, by POA

Ronardo Windom by Porsha Ann Theus, As Attorney in Fact, by POA
Ronardo Windom, by Porsha Ann Theus, As Attorney in Fact, by POA

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

STATE OF TENNESSEE

County OF DAVIDSON

On, 22nd of December, 2020, before me personally appeared **PORSHA ANN THEUS, TRUSTEE OF THE TESTAMENTARY TRUST FOR CHILDREN U/T/W OF MARY ELIZABETH SWIFT**, to me known to be the person who executed the foregoing instrument on behalf of T**HE TESTAMENTARY TRUST FOR CHILDREN U/T/W OF MARY ELIZABETH SWIFT**, and who acknowledged that she executed the same as the free act and deed of the said **THE TESTAMENTARY TRUST FOR CHILDREN U/T/W OF MARY ELIZABETH SWIFT as TRUSTEE.**

Witness my hand and official search in Nashville, TN this 22nd Day of December 2020.

Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

STATE OF TENNESSEE

County OF DAVIDSON

On, 22nd of December, 2020, before me personally appeared PORSHA ANN THEUS to me known to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed.

Witness my hand and official search in Nashville, TN this 22nd Day of December 2020.

Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

STATE OF TENNESSEE

County OF DAVIDSON

On, 22nd of December, 2020, before me personally appeared PORSHA ANN THEUS, as ATTORNEY IN FACT FOR **Donnie Swift , Jasper Roy Swift, Glenda Duncan, Rhonda Griffin, Ronnie Griffin, Connie Turner and Ronardo Windom,** me known to be the person who executed the foregoing instrument on **behalf of Donnie Swift , Jasper Roy Swift, Glenda Duncan, Rhonda Griffin, Ronnie Griffin, Connie Turner and Ronardo Windom**, and who acknowledged that she executed the same as the free act and deed as **such Attorney in Fact.**

Witness my hand and official search in Nashville, TN this 22nd Day of December 2020.

Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023