WARRANTY DEED

Karen Johnson Davidson County
Batch# 566150 DEEDWARR
02/02/2021 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210202-0015031

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lillian Cuadra	Same	142-9A-20
(NAME)	(NAME)	
823 Todd Pries Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kenneth D. Swezea and Tabitha N. Swezea,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lillian Cuadra, a single woman,** 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:

Being Unit No. 108-A on the Plan of Doral Country Villa, Section 1, together with each and all of the rights and appurtenances there unto belonging, including such units undivided percentage interest in the land and general common elements, as fully described and set forth in a Master Deed, recorded in Plat Book 5011, Page 395, as amended in Book 5015, Page 251, of the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth D. Swezea, unmarried, and Tabitha N. Calhoun, unmarried, as joint tenants with the right of survivorship by Quitclaim Deed dated May 22, 2006 from Kenneth D. Swezea of record in Instrument No. 20060524-0060848, Register's Office for Davidson County, Tennessee. The said Tabitha N. Calhoun is one and the same as Tabitha N. Swezea.

unimproved ☐

This is improved ☑ property, known as 823 Todd Pries Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hands this 29th day of January, 2021.

Kenneth D. Swezea

Tabitha N. Swezea

State of Tennessee
County of Davidson

Personally appeared before me Kenneth D. Swezea and Tabitha N. Swezea, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2021.

Notary Public
My Commission Expires: _____

File No.: 15362



TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

