Karen Johnson Davidson County
Batch# 567565 DEEDWARR
02/03/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210203-0015786

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0002

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

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

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua C. Sweat and Wendy L. Swaby 1166 Greenland Avenue Nashville, TN 37216	Josh Sweat & Wendy Swaby 100 East Dr. Hendersonville, TN 37075	061-12-0-205.00

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,

Charles E. Porter, individually and as Administrator of the Estate of Steven R. Porter

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

Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married 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:

LAND in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 34 and the westerly 32 ½ feet of Lot No. 36 on the Subdivision Plat of Greenland Tract, a plan of which is of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 67 ½ feet on the southerly side of Greenland Avenue and run back between parallel lines 440 feet to a dead line.

BEING the same property conveyed to Steven R. Porter by Executor's Deed from Charles E. Porter, Executor of the Estate of Virginia P. McWhirter, dated 5/10/2010 and recorded 5/12/2010 in Instrument No. 20100512-0036613, Register's Office for Davidson County, Tennessee. The said Steven Robert Porter having died intestate on 8/2/2020. His estate is being probated in Davidson County Probate Court under Case No. 20P-1527. Charles E. Porter is the sole heir at law and next of kin of the decedent. Charles E. Porter was also appointed the Administer of the Estate. Affidavits of Heirship of record in Instrument No. 202102030015784 and Instrument No. 202102030015785, Register's Office for Davidson County, Tennessee.

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: 1166 Greenland Avenue 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 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 29th day of January, 2021.

Estate of Steven R. Porter

By: Charles E. Porter Administrator
Charles E. Porter, Administrator

Charles E. Porter
Charles E. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles E. Porter Administrator of Estate of Steven R. Porter** 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 Hermitage, Tennessee this 29th day of January, 2021.

Notary Public
My Commission Expires: 6-20-2021

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles E. Porter**, 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 Hermitage, Tennessee this 29th day of January, 2021.

Notary Public
My Commission Expires: 6-20-2021

(Notary Seal)

202102030015786

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021