WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

Karen Johnson Davidson County
Batch# 577936 DEEDWARR
02/24/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210224-0023384

File No. 1-10598-mc

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214381

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$230,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19th day of February, 2021.

Notary Public
My Commission Expires: 11-6-2021

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 19th day of February, 2021, among:

BRYAN H. SWAYZE AND LACEY JEWELL,

HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RACHEL BARKEMEYER AND ROBERT BARKEMEYER. WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 48 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713 0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bryan H. Swayze, a single man by Warranty deed from James R. Swayze, a married man of record in Instrument No. 20180522-0048981 Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on May 22, 2018.

Being the same property conveyed to Bryan H. Swayze and Lacey Jewell, joint tenants by Quitclaim deed from Bryan H. Swayze, a single man of record in Instrument No. 20200331-0034296 Register's Office for Davidson County, Tennessee, dated March 17, 2020 and recorded on March 31, 2020.

Being also known as 122 Shadow Glen Drive 48 Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bryan H. Swayze

Lacey Jewell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Bryan H. Swayze and Lacey Jewell**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2021.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-25-2023

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Robert Barkemeyer and Rachel Barkemeyer
Address: 122 Shadow Glen Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: United Home Loans
Address: 4 Westbrook Corp. Center
City, State, Zip: Westchester, Illinois 60154

Tax ID: 161-16-0A-048.00-CO

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

