WARRANTY DEED

Karen Johnson Davidson County
Batch# 581174 DEEDWARR
03/02/2021 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20210302-0026083

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-16-23

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 24 DAY OF February, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Connie Turner	SAME AS NEW OWNER	082-08-0-099.00
(Name)	(Name)	
2132 Quail Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY THOUSAND 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, **ESTATE OF ELIZABETH SWIFT** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNIE TURNER** 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) 7, as shown on the map entitled Nashville Trust Company's Subdivision of the A.W. Shryer Property, of record in Plat Book 843, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELIZABETH SWIFT, by deed from REBA GAIL DICKERSON INGRAM AND HUSBAND, FLOYD INGRAM, of record in Instrument No. 20010808-0085010, dated August 7, 2001, said Register's Office. 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 , said Register's Office.

unimproved ☐
This is improved ☒ property, known as 842 Seymour Ave, Nashville, TN 37206
(House No.) (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.

Executed by my hand this 24 Day of February 2021 ~~2020~~.

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

BY: Porsha Ann Theus
Porsha Ann Theus, Trustee

STATE OF TENNESSEE
County OF DAVIDSON

On, 24th of February, 2021, 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 personwho executed the foregoing instrument on behalf of THE 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 24th Day of February, 2021.

Notary Public

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

Executed by my hand this 24th Day of February, 2021.

HEIRS OF MARY ELIZABETH SWIFT:

Porsha Ann Theus
Porsha Ann Theus

Donnie Swift by Porsha Ann Theus As Attorney in Fact by P.O.A.
Donnie Swift, by Porsha Ann Theus, As Attorney in Fact, by POA of record as Instrument No 20210104-0000994 Said Register's Office.

Jasper Roy Swift by Porsha Ann Theus As Attorney in Fact by P.O.A.
Jasper Roy Swift, by Porsha Ann Theus, As Attorney in Fact, by POAof record as Instrument No 20210104-0000992 Said Register's Office.

Glenda Duncan by Porsha Ann Theus As Attorney in Fact by P.O.A.
Glenda Duncan, by Porsha Ann Theus, As Attorney in Fact, by POA of record as Instrument No. 20210104-0000991 Said Register's Office.

Rhonda Griffin by Porsha Ann Theus As Attorney in Fact by P.O.A.
Rhonda Griffin, by Porsha Ann Theus, As Attorney in Fact, by POA of record as Instrument No 20210104-0000990 Said Register's Office.

Ronnie Griffin by Porsha Ann Theus As Attorney in Fact by P.O.A.
Ronnie Griffin, by Porsha Ann Theus, As Attorney in Fact, by POAof record as Instrument No 20210104-0000989 Said Register's Office.

Connie Turner, by Porsha Ann Theus As Attorney in Fact by P.O.A.
Connie Turner, by Porsha Ann Theus, As Attorney in Fact, by POA of record as Instrument No 20210104-0000995 Said Register's Office.

Ronardo Windom, by Porsha Ann Theus As Attorney in Fact by P.O.A.
Ronardo Windom, by Porsha Ann Theus, As Attorney in Fact, by POA of record as Instrument No. 20210104-000093 Said Register's Office.

STATE OF TENNESSEE
County OF DAVIDSON

On, 24th of February, 2021, 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 24th Day of February, 2021.

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, 24th of February, 2021, before me personally appeared PORSHA ANN THEUS, as POA for Donnie Swift, Jasper Roy Swift, Glenda Duncan, Rhonda Griffin, Ronnie Griffin, Connie Turner, Ronardo Windom, to me known to be the personwho executed the foregoing instrument on behalf of Donnie Swift, Jasper Roy Swift, Glenda Duncan, Rhonda Griffin, Ronnie Griffin, Connie Turner, Ronardo Windom, and who acknowledged that she executed the same as the free act and deed of the said ATTORNEY IN FACT for Donnie Swift, Jasper Roy Swift, Glenda Duncan, Rhonda Griffin, Ronnie Griffin, Connie Turner, Ronardo Windom.

Witness my hand and official search in Nashville, TN this 24th Day of February, 2021.

Notary Public

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

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