Name and Address of New Owner:
Todd Swanson and Adam Swanson
3344 Hickory Run
Nashville, TN 37211

Send Tax Bills To:
Todd Swanson and Adam Swanson
3344 Hickory Run
Nashville, TN 37211

This Instrument Prepared By:
Scott Daniel
Three Rivers Title, LLC
129 North Court Square
Waverly, TN 37185

Map & Parcel No: 180-04-0A-171.00

Karen Johnson Davidson County
Batch# 587566 DEEDWARR
03/09/2021 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210309-0030648

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Joanne J. Luis and Charlie S. Luis, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adam Swanson and Todd Swanson, Joint Tenants with Right of Survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot N. 90 Highland Creek, a Planned Unit Development, Section five, as shown on Plat of record in Instrument number 20040915-0111296, in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete description.

Being the same property conveyed to Joanne J. Luis and Charlie S. Luis, wife and husband, by Warranty Deed from Matthew A. Smith, unmarried, of record on August 18, 2017, at Instrument No. 20170818-0085077, Davidson County Register of Deeds.

Subject to Restrictive covenants of record in Book 11568, Page 311, #20000413-0037474, Register's Office of Davidson County, Tennessee.

Subject to Open Space of record in Instrument #20030708-0093600, #20031014-0151693, #20041229-0153516. #20080813-0083149, #20160808-0081891, Register's Office of Davidson County, Tennessee.

Subect to By-Laws of record in Book 11568, Page 301, Register's Office of Davidson County, Tennessee.

Map/Parcel: 180-04-0A-171.00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of March, 2021.

Joanne J. Luis (SEAL)

Charlie S. Luis (SEAL)

JENNIFER REED STATE OF TENNESSEE NOTARY PUBLIC HUMPHREYS COUNTY

STATE OF TENNESSEE
COUNTY OF HUMPHREYS

On this 4th day of March, 2021, before me personally appeared Joanne J Luis and Charlie S. Luis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of March, 2021.

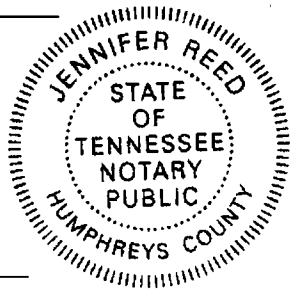
Notary Signature
My commission expires: 8-19-23

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF HUMPHREYS )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)




Sworn to and subscribed before me this
4th day of March, 2021.

Notary Public
My commission expires: 8-19-23
File No. TRT-2021-55

**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.

State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

