Karen Johnson Davidson County
Batch# 624960 DEEDWARR
04/29/2021 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20210429-0057256

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2959

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of April, 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
Lisa Patton Southard 1166 Greenland Avenue Nashville, TN 37216	New Owner 301 Clarendon Ave Nashville, TN 37205	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,

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

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

Lisa Patton Southard and William Alexander Brown, as tenants in common with rights of surviorship,

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 1/2 feet of Lot No. 36 on the Subdivision Plat of Greenland Tract, a plan of which is of record in Book 421, Page 40, RODC.

Said parts of said lots adjoin and front together 67 1/2 feet on the southerly side of Greenland Avenue and run back between parallel lines 440 feet to a dead line.

Being the same improved property vested in Clyde S. McWhirter as the surviving tenant by the entirety created by the deed to Clyde S. McWhirter and wife, Gladys M. McWhirter, from J. S. Jones and wife, Mary Frances Jones and Charles R. Land and wife, Ann Gray Land, of record in Book 2092, Page 521, RODC, the said Gladys M. McWhirter having died on November 5, 1976, in Davidson County, of record in TN Dept. Public Health File No. 76 037528.

Being the same property conveyed by Executor's Warranty Deed (Exhibit A) to Virginia P. McWhirter by Virginia McWhirter, Executor of the Estate of Clyde S. McWhirter who died on February 21, 1985, of record in the Probate Court for Davidson County, TN File No. 76588, and of record at Book 6760, Page 666, RODC.

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 of record in Instrument No. 201005120036613 Register's Office for Davidson County, Tennessee, dated May 10, 2010 and recorded on May 12, 2010.

The said Steven R. Porter is now deceased. His estate is probated in the Seventh Court for

Davidson County, Tennessee Probate Division in Docket No. 20P1527.

Being the same property conveyed to Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman by Warranty deed from Charles E. Porter, individually and as Administrator of the Estate of Steven R. Porter of record in Instrument No. 20210203-0015786 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 03, 2021.

This property has never been a primary residence of either grantor's or her spouse.

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 used, 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 23rd day of April, 2021.

Joshua C. Sweat

Wendy L. Swaby

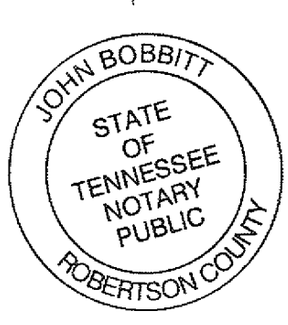
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua C. Sweat and Wendy L. Swaby** 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 Brentwood, Tennessee this 23rd day of April, 2021.

Notary Public
My Commission Expires: 10/23/23

(Notary Seal)



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