THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210534933**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $421,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 645306 **DEEDWARR**
05/27/2021 12:40:59 PM 2 pgs
Fees: $13.00 Taxes: $1,557.70

20210527-0071984

STEPHANIE DOME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-26-2021

WARRANTY DEED

Address New Owner: Brent E. Swingle and Sierra R. Jensen 3703 Burrus Street Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 02 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laura Ashley Moore and Joseph Garrison, wife and husband**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brent E. Swingle, a single man and Sierra R. Jensen, a single woman, tenants in common with the right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, near Nashville, being Lot No. 104 and the Northerly part of Lot No. 105 on the map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Pages 640 and 641, Register's Office for said County, described as follows: Beginning at a point in the Westerly margin of Burrus Street, 60 feet North of the North margin of Ben Allen Road, being the common corner of Lots 104 and 105, thence with line between lots, and along said line extended, Westerly 202 feet 2 inches to a point in the Easterly margin of Masonic Home Road; thence with the margin of said Road, Northerly 71 feet 2 inches to the corner of Lots 105 and 107; thence with the line between said Lots, and the line between Lots 103 and 104, Southeasterly 254 feet 10 inches to the Westerly margin of Burrus Street; thence with the margin of said Street. Southwesterly 51 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom is the following described property: Land in Davidson County, Tennessee, being part of Lot No. 104 and the Northerly part of Lot No. 105 on the Map of E.B. Craig's Subdivision of the Crownover Property, as of record in Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee.

Beginning at the Northwest corner of Lot No. 106, said point also being of the present Eastern margin of Ben Allen Road; thence in an Easterly direction with the Northern lot line of Lot No. 106 for a distance of 114.83 feet, more or less, to a point being the Northeast corner of Lot No. 105; thence in a Southerly direction with the Eastern lot line of Lot No. 105 for a distance of 38.51 feet, more or less, to a point on a curve, said point lying on the proposed Northern margin of Ben Allen Road; thence with the proposed Northern margin of Ben Allen Road in a Southerly and Easterly direction along a curve to the left, having a radius of 868 feet and a central angle of 1°55'45" for a distance of 29.23 feet more or less to the Southern lot line of Lot No. 104; thence in a Westerly direction with the Southern lot line for a distance of 89.13, more or less, to the present Eastern margin of Ben Allen Road; thence in a Northwesterly direction with the present Eastern margin of Ben Allen

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18c213703

Road for a distance of 72.45 feet, more or less, to the point of beginning, containing 4,576 square feet.

Being the same property conveyed to Laura Ashley Moore and Joseph Garrison, wife and husband, by QuitClaim Deed from Laura Ashley Moore, of record in Instrument No. 20190715-0068817, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 15, 2019.

Being the same property conveyed to Laura Ashley Moore, a single woman, by Warranty Deed from Hyde Group, LLC, of record in Instrument No. 20160314-0024136, in the Register's Office of Davidson County, Tennessee, dated March 09, 2016 and recorded on March 14, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. B. Craig's Subdivision of the Crownover Property, as recorded in Plat Book 894, Page(s) 640 and 641.

Easement recorded in Book 5152, Page 257.

This is improved property located at 3703 Burrus Street Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2021.

Laura Ashley Moore By Ryan Dieck Attorney-in-fact
Laura Ashley Moore
By: Ryan Dieck, Attorney in Fact

Joseph Garrison By Ryan Dieck Attorney-in-fact
Joseph Garrison
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Laura Ashley Moore and Joseph Garrison and that he is authorized by Laura Ashley Moore and Joseph Garrison to execute this instrument on their behalf.

WITNESS my hand, at office, this 20th day of May, 2021.

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Notary Public

My Commission Expires: _____