Karen Johnson Davidson County
Batch# 646685 DEEDWARR
06/01/2021 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $1,082.25
20210601-0072811

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3685

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2021

Notary Public

Commission Expires: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua C. Sweat and Wendy L. Swaby 1016 Iverson Avenue Nashville, TN 37216	Wildcat Lending Fund Two, LP 4800 Dexter Drive Plano, TX 75093	072-06-0-042.00

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, **Ronnie Wayne Stanfill, Executor and Heir, and Theresa Ann Stanfill, Individual and Heir, and Vickie Nell Stanfill, Heir, and Jerry Ralph Stanfill, Heir of Estate of Billy Wayne Stanfill** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman,** 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:

A Certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 70 on the Map of Maynor Place, as of record in Book 843, Page 24, in the Register's Office for Said County.

Said Lot No. 70 Fronts 60 feet on the Southerly Side of Iverson Avenue and, runs back between parallel lines 160 feet to a deed line.

Being the same property conveyed to Billy Wayne Stanfill and Theresa Ann Stanfill by Warranty Deed from Willie Mai Booker, a widow of record in Book 8534, Page 598, Register's Office for Davidson County, Tennessee, dated January 21, 1992 and recorded on January 24, 1992.

Billy Wayne Stanfill became deceased on December 28, 2017, leaving Ronnie Wayne Stanfill, Vickie Nell Stanfill, Jerry Ralph Stanfill and Teresa Ann Stanfill, all heirs per the probate documents in Henderson County, Tennessee, Docket No. P-1723.

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: 1016 Iverson 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 24th day of May, 2021.

Estate of Billy Wayne Stanfill

By: _____
Ronnie Wayne Stanfill, Executor

By: _____
Ronnie Wayne Stanfill, Heir

By: _____
Jerry Ralph Stanfill, Heir

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronnie Wayne Stanfill, Executor and Heir of Estate of Billy Wayne Stanfill and Jerry Ralph Stanfill, Heir of Estate of Billy Wayne Stanfill** 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 24th day of May, 2021.

Bethany Massengill
Notary Public
My Commission Expires: 12/30/24

BETHANY MASSENGILL
STATE OF TENNESSEE
NOTARY
HENDERSON COUNTY
(Notary Seal)

Dated this the 24th day of May, 2021.

Estate of Billy Wayne Stanfill

By: _____
Vickie Nell Stanfill, Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Vickie Nell Stanfill Heir of Estate of Billy Wayne Stanfill** 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 24th day of May, 2021.

_____
Notary Public
My Commission Expires: 3-8-22

(Notary Seal)



Dated this the 24th day of May, 2021.

Estate of Billy Wayne Stanfill

By: _____
Theresa Ann Stanfill, Individually

By: _____
Theresa Ann Stanfill, Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Theresa Ann Stanfill, Individual and Heir of Estate of Billy Wayne Stanfill,** 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 24th day of May, 2021.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

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.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021