Karen Johnson Davidson County
Batch# 656577 DEEDWARR
06/14/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210614-0080058

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/03/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3797

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Wendy Swaby and Joshua Sweat	←	083-03-0-052.00
2015 Greenwood Avenue	1100 East Dr.	
Nashville, TN 37206	Hendersonville, TN 37075	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Misty Gundrum

HEREINAFTER CALLED THE GRANTOR(S), 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 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 the Westerly half of Lot No. 1 on the Plan of Sharpe and Horn's Fifth Addition to Nashville, in the 18th Civil District of said County and of record in Book 161, Page 173, Register's Office for said County.

Said Westerly one-half of Lot No. 1 fronts 50 feet on the Northerly side of Greenwood Avenue, and runs back between parallel lines, with an unnamed street, 181.7 feet to an alley.

Being the same property conveyed to Rodney C. Rhodes and wife, Ann Lee Rhodes, by Warranty Deed from George D. Holt and wife, Mary Floy Holt, of record in Record Book 2539, Page 617, Register's Office for Davidson County, Tennessee.

Rodney C. Rhodes having predeceased Ann Lee Rhodes, his interest in said property vesting in Ann Lee Rhodes as surviving tenant by the entirety. Ann Lee Rhodes, having died on June 2, 2005, her interest in said property being devised to Rodney Claude Rhodes, Jr., by Last Will and Testament, of record in Case No. 07P1947, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Rodney Claude Rhodes, Jr. by Executor's Quitclaim Deed from Rodney Claude Rhodes, Jr., Personal Representative of the Estate of Ann L. Rhodes of record in Instrument No. 20080917-0095054 Register's Office for Davidson County, Tennessee, dated September 05, 2008 and recorded on September 17, 2008.

Rodney C. Rhodes, Jr., having since died, his interest in said property being devised to William Clark Rhodes, by Last Will and Testament, of record in Case No. 09P1443, Chancery Court for Davidson County, Tennessee; said Last Will and Testament also being of record in Instrument No. 20110223-0014755, Register's Office for Davidson County, Tennessee.

William Clark Rhodes having died on July 7, 2020, his interest in said property vesting in his heir at law, Misty Gundrum, as shown in Case No. 20P1475, Chancery Court for Davidson County, Tennessee.

Affidavits of heirship of record in Instrument No. 202106140080056 and Instrument No. 202106140080057, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2015 Greenwood Avenue Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on June 3, 2021.

Misty Gundrum

The Estate of William Clark Rhodes

Misty Gundrum, Executrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Misty Gundrum, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 3, 2021.

Notary Public

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/11/21

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Misty Gundrum, Executrix of the Estate of William Clark Rhodes, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal, this June 3, 2021.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 2021-3797

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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