Karen Johnson Davidson County
Batch# 666964 DEEDWARR
06/28/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,345.80
20210628-0087540

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $634,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2021.

Notary Public

My commission expires: 3/7/22

BETHANY D. SCOTT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Tammy Swenarski** | F+M Bank | **172-14-0B-117.00-CO** |
| **1452 Wexford Downs Lane** | 10 Cadillac Dr. Ste 100 | |
| **Nashville, TN 37211** | Brentwood, TN 37027 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Susan E. Adkins, married**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Tammy Swenarski** unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Winfield Park Phase 2, Section 1, Revision 1 of record in Plat at Instrument No. 20010313-0024106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan E. Adkins and A. E. Adkins, tenants in common with rights of survivorship by Warranty Deed from Donnie Dodson, unmarried of record in Instrument No. 20051005-0120260 Register's Office for Davidson County, Tennessee, the said A. E. Adkins having since died on April 26, 2011.

James E. Scott, spouse of Susan E. Adkins, joins in this conveyance to convey any and all marital interest he may have in subject property.

This is improved property known as **1452 Wexford Downs Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28 day of June, 2021.

Susan E. Adkins

James E. Scott

**STATE OF TENNESSEE**
**COUNTY OF** WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Susan E. Adkins and James E. Scott, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 28 day of June, 2021.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000174-524

SP 11/2015

# True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY