Karen Johnson Davidson County
Batch# 673765 DEEDWARR
07/09/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210709-0092686

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/08/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-23-25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4106

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Nathan J Romanowski and Katelynn R Romanowski	SWBC Mortgage Corporation	044-13-0-013.00
912 Anita Drive	1281 W Green Oaks Blvd Suite 119	
Old Hickory, TN 37138	Arlington, TX 76013	

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,

Linda Carol Weaver

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan J Romanowski and Katelynn R Romanowski husband and wife

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:

A certain tract or parcel of land in Davidson County. state of Tennessee. described as follows: to wit:

Being Lot No. 64, Section Four on the Plan of The Knoll Subdivision of record in Book 2854, Page 111, Register's Office for Davidson County, Tennessee.

Said Lot fronts 144.1 feet on the West side of Anita Drive and runs back 296.47 feet on the North line and 296.5 feet on the South line to a dead line in the rear on which it measures 142.6 feet.

Being the same property conveyed to Alice M. Jackson by Warranty Deed from William D. Abner and wife, Brenda W. Abner, of record in Book 10565, Page 513, Register's Office for Davidson County, Tennessee, dated July 31, 1997 and recorded on August 12, 1997. (Value or consideration shown in aforementioned deed $95,000.00.)

Alice M. Jackson, having died on November 3, 2019, her interest in said property being devised to Rebecca Dale Jackson by Last Will and Testament of record in Docket No. 19P2152, Chancery Court of Davidson County, Tennessee.

Rebecca Dale Jackson, having died on July 6, 2020, her interest in said property being devised to Linda Carol Weaver by Last Will and Testament of record in Docket No. 20P1245, Chancery Court of 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 912 Anita Drive Old Hickory, TN 37138

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 July 8, 2021.

Linda Carol Weaver

Linda Carol Weaver

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Linda Carol Weaver, 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 July 8, 2021.

Notary Public

My Commission Expires: 4-23-25

JAMIE LIGHTHALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #: 2021-4106

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8, 2021.

Affiant Signature

July 8, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 8th day of July, 2021.

Notary Public

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 1-19-2025

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