Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4720

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of July, 2021

Notary Public

Commission Expires: 3/29/25

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Savannah Stark and Michael Brodka 2601 Oakwood Avenue Nashville, TN 37207	SWBC Mortgage 9311 San Pedro #100 San Antonio, TX 78216	071-04-0-238.00

Karen Johnson Davidson County
Batch# 681771 DEEDWARR
07/22/2021 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20210722-0098625

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,

Josh Sweat, an unmarried man and Wendy Swaby, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Joseph Brodka and Savannah J. Stark, both unmarried, tenants in common with right of surviorship,

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:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Shepardwood Subdivision, Section 1 of record in Plat Book 4175, Page (s) 82 and 83, 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 Joshua C. Sweat and Wendy L. Swaby by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20210308-0030222 Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 08, 2021.

This property has never been a primary residence of the grantor's or their spouse.

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: 2601 Oakwood Avenue, Nashville, TN 37207

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 13th day of July, 2021.

Joshua C. Sweat

Wendy L. Swaby

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Summer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua C. Sweat and Wendy L. Swaby** 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~~ Hendersonville, TN, Tennessee this 13th day of July, 2021.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)

DAVIDSON COUNTY
A C HALL
STATE OF TENNESSEE
NOTARY PUBLIC

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 13, 2021.

J. Carlton Drumwright

July 13, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 13, 2021.

Notary

My Commission Expires: 12/18/22

