Karen Johnson Davidson County
Batch# 684585 DEEDWARR
07/27/2021 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210727-0100843

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this 23 day of July, 2021.

Notary Public

My commission expires: 3/6/24

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brian Jackson Stringer **Alexandra Sutherland Stringer**	SWBC Mtg. Corp.	**07504004400**
617 Albany Drive	9311 San Pedro #400	
Hermitage, TN 37076	San Antonio TX 78216	

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 ACKNOWLEDGE, WE,

Brandon L. Carswell, unmarried and Jami L. Carswell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Jackson Stringer and Alexandra Sutherland Stringer, a married couple

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. 245 on the plan of Tulip Grove Subdivision, Section 4, of record in Book 4175, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon L. Carswell and Jami L. Carswell, husband and wife, by Warranty Deed from Christina Teeple, married, dated February 23, 2016, recorded in Instrument No. 20160224-0017491, Register's Office of Davidson County, Tennessee. Brandon L. Carswell and Jami L. Carswell have since divorced.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 617 Albany Drive, Hermitage, TN 37076.

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 do 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 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.

Brandon L. Carswell Date: 7-23-21

Jami L. Carswell Date: 7/23/21

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Brandon L. Carswell and Jami L. Carswell, the within named Grantor(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.

Witness my hand, at office, this 23 day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 11/22/23

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/23/2021 (date of document).

Affiant Signature

7/26/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY