Karen Johnson Davidson County
Batch# 684735 DEEDWARR
07/27/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210727-0101020

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4253

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of July, 2021

Notary Public

Commission Expires: 9/10/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Dennis 2085 Nashboro Boulevard Nashville, TN 37217	Navy Federal Credit Union 5550 Heritage Oaks Drive Pensacola, FL 32526	135-12-0A-042.00-CO

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,

Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman

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

David G. Dennis, a single man,

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:

A certain Condominium apartment in Davidson County, TN, being Unit No. 2085 and Garage 2085-G on the Plan of Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121, Registers Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman by Warranty deed from Dawn Michelle Brady, a married woman of record in Instrument No. 20210519-0067638 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 19, 2021.

This property has never been a primary residence of either 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: 2085 Nashboro Boulevard, Nashville, TN 37217

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 1-12405-KP

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 23rd day of July, 2021.

Joshua C. Sweat

Joshua C. Sweat

Wendy L. Swaby by Joshua C. Sweat, as attorney in fact

Wendy L. Swaby by Joshua C. Sweat, as attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua C. Sweat** 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, Tennessee this 23rd day of July, 2021.

Notary Public
My Commission Expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Joshua C. Sweat as Attorney in Fact for Wendy L. Swaby, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Wendy L. Swaby for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of July, 2021.

Notary Public
My Commission Expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

(Notary Seal)

Certificate of Authenticity

I, DEBORAH K DEVINE, do hereby make oath that I am 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 23, 2021.

Affiant Signature

July 23, 2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23rd day of July, 2021.

Notary's Signature
My Commission Expires: 11/17/2024

Notary's Seal

ERIN K SMIDT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY