WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-13111-RL

Karen Johnson Davidson County
Batch# 696505 DEEDWARR
08/12/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20210812-0109173

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kenneth Dee Swantek and Sally Rae Swantek, husband and wife 617 Highland View Court Hermitage, TN 37076	617 Highland View Court Nashville, TN 37076	075-11-0-005.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Darren S Layman and Charles Allen Dupree, a married couple as tenants by the entirety**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kenneth Dee Swantek and Sally Rae Swantek, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

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. 424 on the Plan of Highlands Of Tulip Grove, Section 2, as of record in Plat Book 4675, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua K. Wiens, an unmarried man by Warranty Deed from Brenda B. Smith, unmarried, dated 10/13/2015 and recorded 10/16/2015, of record in Instrument 201510160105188, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darren S. Layman and Charles Allan Dupree, a married couple as tenants by the entirety by Warranty Deed from Joshua K. Wiens, married, dated 07/24/2020 and recorded 07/29/2020, of record in Instrument 202007290083641, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 617 Highland View Court, 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 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.

Witness my/our hand(s) this the 10th day of August, 2021.

Charles Allan Dupree

Darren S. Layman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles Allan Dupree and Darren S. Layman with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of August, 2021.

Notary Public

My Commission Expires: 1/6/25

(SEAL)



Certificate of Authenticity

I, **KATHERINE B. SMITH**, 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 August 10, 2021.

Katherine B. Smith
Affiant Signature

8-12-21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this August 12, 2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY