Karen Johnson Davidson County
Batch# 729071 DEEDWARR
10/01/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $932.40
20211001-0132654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $252,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2021.

Notary Public

My commission expires: May 7, 2024

(Notary Stamp)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James P. Stewart	**SWBC Mortgage Corp.**	**149-04-0-192.00**
2624 Ravine Dr.	**9311 San Pedro #100**	
Nashville, TN 37217	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Patricia Dillon, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James P. Stewart, unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 352 on the Plan of Edge-O-Lake Estates, section 9 of record in Plat Book 3700, Page 131, 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 Patricia Dillon, a single woman by Warranty Deed from Louis H. Pearson and wife, Genelle E. Pearson of record in Instrument No. 20120326-0025335 Register's Office for Davidson County, Tennessee, dated March 22, 2012 and recorded on March 26, 2012.

BEING improved property known as **2624 Ravine Dr., Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of September, 2021.

Patricia Dillon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Patricia Dillon, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 29th day of September, 2021.

Notary Public
My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 21-000299-529

Tennessee Certification of Electronic Document

I, Lisa K R Wagner, 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 9/29/21 (date of document).

Affiant Signature

9/30/21
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of Sept., 2021.

Notary's Signature

LUTECE M. BONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 01·08·2024