This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 752166 DEEDWARR
11/09/2021 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20211109-0149721

State of Tennessee }
County of Wilson }

The actual consideration or value, whichever is greater for this transfer is: $310,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21st Day of October 2021

Notary Public

My Commission expires 9 /23 /25

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Sara A. Knollenberg and Tanner McFarlane
2180 Strombury Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 086080A02000CO

WARRANTY DEED
21NT02750

Effective the 21 Day of Oct, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sandy Kay Swint and James Swint, wife and husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sara A. Knollenberg and Tanner McFarlane, both unmarreid

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 426, Camden Woods, Phase II, Planned Unit Development, of record in Book 6900, Page 735, Register's Office of said County, to which reference is hereby made for a more complete particular description.

Being the same property as conveyed to Sandy Kay Swint by Quit Claim Deed from Sandy Kay Swint formerly known as Sandy Kay Pike dated 05/07/2013 recorded 06/20/2013 in Book na, Page na, as Document Number 20130620-0063151, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2180 Strombury Dr, Hermitage, TN 37076-3300

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 21 day of Oct, 2021

Sandy Kay Swint

Sandy Kay Swint

State of TN)
County of WILSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sandy Kay Swint**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of Oct, 2021.

Notary Public

My Commission expires: 3/3/2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

James Swint

State of TN
County of WILSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Swint**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of Oct, 2021.

Notary Public

My Commission expires: 3/3/2025

DELANA R. STEVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/21/21 (date of document).

Frank Roberts

10-21-21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 21st day of October, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

