THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211037752**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $301,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2021. Notary Public My Commission Expires: 10-20-2024

Karen Johnson Davidson County
Batch# 754077 DEEDWARR
11/12/2021 02:45:30 PM 2 pgs
Fees: $13.00 Taxes: $1,113.70
20211112-0151074

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Megan Brown and Thomas Brown, and Aaron Chase 1413 Mohawk Trail Nashville TN 37115	Ameris Bank 1800 parkway place suite #820 Marietta, GA 30067	Tax Parcel ID No. 053 14 0 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan Christopher Sveum, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron Michael Chase, unmarried and Megan Brown, unmarried and Tom Brown, married, as joint tenants with rights of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Map of Nawakwa Hills Powwow Addition - Section No. 1, as of record in Plat Book 843, Page 79, Register's Office for said County to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bryan Christopher Sveum, an unmarried man by Warranty Deed from Eric Sox, a married man and George Brandt, a married man, of record in Instrument No. 20161003-0103973, in the Register's Office of Davidson County, Tennessee, dated September 12, 2016 and recorded on October 03, 2016.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of Nawakwa Hills Powwow Addition - Section No. 1, as recorded in Plat Book 843, Page(s) 79.

This is improved property located at 1413 Mohawk Trail Nashville TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of November, 2021.

Bryan Christopher Sveum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan Christopher Sveum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Yvette Meldrum, 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 NOV. 5, 2021

Signature 11/5/21 Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of November, 2021

Notary's Signature

10.20.2024
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024