THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138374

Karen Johnson Davidson County
Batch# 760779 **DEEDWARR**
11/24/2021 02:49:18 PM 2 pgs
Fees: $13.00 Taxes: $767.38

20211124-0156440

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $207,400.00.

Stephanie Woodall
Affiant

Subscribed and sworn to before me, this 18th day of November, 2021.

Melissa Jansen
Notary Public
My Commission Expires: _____

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trevisa Swanson 435 Claircrest Drive Antioch TN 37013	New Owner	Tax Parcel ID No. 162 01 0B 032.00

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, **Brittanie N. Thompson, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trevisa Swanson, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in County of Davidson, Tennessee, being Lot No. 32, on the Plan of Phase 2, Clairmont, of record in Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brittanie N. Thompson by Warranty Deed from Gary Pickens a/k/a Gary K. Pickens, married of record in Instrument No. 20100428-0032086, in the Register's Office of Davidson County, Tennessee, dated April 16, 2010 and recorded on April 28, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clairmont, as recorded in Plat Book 6020, Page(s) 393.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 2, Clairmont, as recorded in Plat Book 6050, Page(s) 323.

Y-HG-21-435

This is improved property located at 435 Claircrest Drive Antioch TN 37013

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 17th day of November, 2021.

Brittanie N. Thompson by Ryan Dieck, attorney-in-fact

Brittanie N. Thompson
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Brittanie N. Thompson and that he is authorized by Brittanie N. Thompson to execute this instrument on her behalf.

WITNESS my hand, at office, this 17th day of November, 2021.

Notary Public

