Karen Johnson Davidson County
Batch# 761326 DEEDWARR
11/24/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20211124-0156635

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7959

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of November, 2021

Notary Public

Commission Expires: 1.22.2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler Walker 1016 Iverson Avenue Nashville, TN 37216	NEW OWNER	072-06-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Walker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being Lot No. 70 on the Map of Maynor Place, as of record in Book 843, Page 24, in the Register's Office for Said County.

Said Lot No. 70 Fronts 60 feet on the Southerly Side of Iverson Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Billy Wayne Stanfill and Theresa Ann Stanfill, by Warranty deed from Willie Mai Booker a widow, of record in Book 8534, page 598, Register's Office for Davidson County, Tennessee, dated January 21, 1992 and recorded on January 24, 1992.

The said Billy Wayne Stanfill having died on or about December 28, 2017, leaving a probate at Docket No. P-1723 in the Probate Court of Henderson County, Tennessee.

Being the same property conveyed to Joshua C. Sweat, an unmarried man and Wendy L. Swaby, a married woman, by Warranty deed from Ronnie Wayne Stanfill, executor and heir, and Theresa Ann Stanfill, individual and heir, and Vickie Nell Stanfill, heir and Jerry Ralph Stanfill, heir of estate of Billy Wayne Stanfill, of record in Instrument No. 20210601-0072811 Register's Office for Davidson County, Tennessee, dated May 24, 2021 and recorded on June 01, 2021.

This property has never been a primary residence of either grantor's or their spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1016 Iverson Avenue, Nashville, TN 37216

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 so 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.

Dated this the 16th day of November, 2021.

Joshua C. Sweat

Wendy L. Swaby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua C. Sweat and Wendy L. Swaby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of November, 2021.

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public
My Commission Expires: 10/23/23

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/16/2021 (date of document).

Jennifer Russell
Affiant Signature

11/19/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

