Karen Johnson Davidson County
Batch# 771122 DEEDWARR
12/09/2021 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,094.20
20211209-0163430

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8287

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $566,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of November, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Donald Jay Caron and Cynthia Lee Caron 2410 Mansker Drive Madison, TN 37115	New Owners	026-16-0-038.00

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

Donald Jay Caron and Cynthia Lee Caron, husband and wife

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:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 52 on the Plan of Mansker Meadows, Section 2, as shown on plat of record in Plat Book 2663, Page 15 and 16, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Herman L. Winters and wife, Waurine Winters by Warranty deed from E. R. Phillips and wife, Louise T. Phillips of record in Book 3096, page 473, Register's Office for Davidson County, Tennessee, dated June 10, 1960 and recorded on NA. (Value or consideration shown in aforementioned deed $NA.) The said Herman L. Winters having died February 18, 2013 leaving his wife, Waurine Winters vested as the surviving tenant by the entirety.

Being the same property conveyed to Waurine Winters, an unmarried woman by Quitclaim deed from Waurine Winters, a widow unmarried of record in Instrument No. 20140925-0088584 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 25, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Steven Wayne Winters, married, Gloria Jean Linnertz, single and Donald Herman Winters, single of record in Instrument No. 20210524-0070230 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 24, 2021. (Value of consideration shown in aforementioned deed $2,000.00

Being the same property conveyed to Joshua C. Sweat and Wendy L. Swaby by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210615-0080349 Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on June 15, 2021.

This property has never been a primary residence of the 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: 2410 Mansker Drive, Madison, TN 37115

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 30th~~ day of November, 2021.

Joshua C. Sweat

Wendy L. Swaby

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
JB

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 30th day of November, 2021.

Notary Public
My Commission Expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, 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 11-30-21.

Affiant Signature

12-7-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12-7-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON