Karen Johnson Davidson County
Batch# 798057 DEEDWARR
02/01/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220201-0011436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me this 13TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/12/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ewing Drive LLC	Ewing Drive LLC	59
	(NAME)	
0 Ewing Lane	P. O. Box 22114	114.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206 37207	Nashville, TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Swift Family Revocable Trust, Mary Patricia Waters Swift, Trustee, , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ewing Drive LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Marshall Waters Land Subdivision, nof of record. Said Lot No. 11 is described as follows:

BEGINNING at a point in the corner of Ewing Drive and Knight Drive, being in the center line of each; thence with the center line of Ewing Drive, N. 78 1/2 degrees E. 268 feet, more or less, to a point which is the common corner of this tract and Lot No. 10 on the said Subdivision, previously conveyed to Anthony on July 31, 1989 by deed of record at Book 7904, Page 445, Register's Office for Davidson County, Tennessee; thence S. 5 1/4 degrees W. 470 feet more or less along the common line of this tract and said No. 10 to a point in the Northerly line of Lot No. 12 on said Subdivision, previously conveyed to Neely by deed dated Ap;ril 26, 1972; thence with the Northerly line of Lot No. 12, N. 89 degrees 30' W. 243 feet, more or less, to a point in the center line of Knight Drive; thence with the center line of Knight Drive 411.5 feet, more or less, to the point of beginning containing 2.55 acres, more or less.

LESS AND EXCLUDING right of way and drainage easement conveyed to the Metropolitan Government of Nashville and Davidson County by James E. and Mary Patricia Swift by a quitclaim of record as Instrument 20050804-0092084, said Register's Office, and described therein.

This conveyance is subject to the right-of-way of Knight Drive and Ewing Drive.

BEING the same property conveyed to James E. Swift and wife Mary Patricia Swift by warranty deed from Peggy J. Collins, Russell A. Waters, Nancy M. Waters, Hugh E. Waters, Jr., Norma J. Ellis, Elizabeth Waters Dunn, Janet W. Brumit, C. Raymond Waters, Ruby W. Neely, Beverly Waters, Geraldine W. Schmutz, Paul Waters, Alma L. Waters, Cindy W. Andrews, James E. Waters, Jr., Stephen Waters, and Mary Patricia Waters Swift, dated October 12, 1995 and of record in Book 9841, Page 411, said Register's Office; and subsquently conveyed by James E. Swift and wife Mary Patricia Swwift to "Swift Family Revocable Trust dated March 31, 2015, James Edward Swift and Mary Patricia Waters Swift, as Co-Trustees" by quitclaim deed of record as Instrument 20150401-0028107, said Register's Office. By the "First Amendment to Swift Family Revocable Trust of March 31, 2015" executed April 3, 2017, Mary Patricia Waters Swift was appointed sole Trustee of said Trust.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 0 Ewing Lane, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 13th day of January, 2022.

Mary Patricia Waters Swift

Swift Family Revocable Trust
Mary Patricia Waters Swift, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Patricia Waters Swift, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2022.

Notary Public

My Commission Expires: 7/9/2025

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Millissa Low, 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 1/13/22 (date of document).

Affiant Signature

1/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY