Karen Johnson Davidson County
Batch# 804239 DEEDWARR
02/11/2022 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20220211-0015966

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Bama LLC 0 Ewing Drive LLC Nashville TN 37207	Bama LLC P.O. Box 22114 Nashville TN 37202	059-00-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ewing Drive LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bama LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Part of Land in Davidson County, Tennessee, being lot No. 11 on the Marshall Waters Land Subdivision, not 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, North 78 1/2 degrees 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 South 5 1/4 degrees West 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 April 26, 1972; thence with the Northerly line of Lot No. 12, North 89 degrees 30 minutes West 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.

Being the same property conveyed to Swift Family Revocable Trust, dated March 31, 2015, James Edward Swift and Mary Patricia Waters Swift, Co-Trustees by Quitclaim Deed from James E. Swift and wife, Mary Patricia Swift, of record in Instrument No. 20150401-0028107 Register's Office for Davidson County, Tennessee, dated March 31, 2015 and recorded on April 1, 2015.

Further being the same property conveyed to Ewing Drive LLC by Warranty Deed from Swift Family Revocable Trust, dated March 31, 2015, of record in Instrument No. 20220201-0011436 Register's Office for Davidson County, Tennessee, dated January 13, 2022 and recorded on ~~January~~ February 1, 2022.

Being also known as 0 Ewing Drive Nashville Tennessee 37207.
(Address for Informational Purposes Only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of January, 2022.

Ewing Drive LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Eric Moss, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young of the state and county mentioned, personally appeared Eric Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Ewing Drive LLC, the within named bargainor, a Limited Liability Company, and that such Eric Moss as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in Nashville, this 19th day of January, 2022.

_____
Notary Signature

Printed Name: Amanda S. Young

My commission expires: 10.12.2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th 19th day of January, 2022.

Notary Public
My commission expires: 10·12·2024
File No. 2022-898

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Melissa Loew, 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 1/19/22 (date of document).

Affiant Signature

2/1/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY