Karen Johnson Davidson County
Batch# 825598 DEEDWARR
03/21/2022 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $2,219.63
20220321-0032232

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March, 2022.

Notary Public
MY COMMISSION EXPIRES 3/1/25
File No. 21-13809

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cosme Enriquez-Villeda and Ulises Mendoza Hernandez (NAME)	First National Bank of America (NAME)	026-15-0-037.00
2300 Marsha Dr. (STREET ADDRESS)	P O Box 980 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	East Lansing, MI 48826-0980 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Perley Curtis, Executor of The Estate of Richard Roy Swiger and Lindsey Kanous, Guardian of Property for Aric Swiger,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cosme Enriquez-Villeda, an unmarried man and Ulises Mendoza Hernandez, an unmarried man, as tenants in common,** 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:

Land in Davidson County, Tennessee, being Lot No. 2, Northside Addition to Northill Estates, as shown of record in Plat Book 6050, Page 118 (Inadvertently referred to as Plat Book 3050, Page 118 in the previous deed), Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard R. Swiger by Deed dated August 20, 2013 from Jacqueline Sue Ragland as Trustee of the R.W. Ragland Family Trust (14.16% Interest) and Jacqueline Sue Ragland as Trustee of the R.W. Ragland Tennessee Marital Trust (85.84% Interest), recorded September 10, 2013, in Instrument Number 20130910-0095530, in the Official Records of Davidson County, Tennessee.

Richard R. Swiger having since died testate April 6, 2021 devising the property to Aric Swiger by his Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Pursuant to the Order to Probate the Last Will and Testament filed June 11, 2021 in Docket 21P-981, Perley Curtis was appointed Executor and was given the power to sell any and all real property in the Last Will and Testament of Richard Roy Swiger. Further Pursuant to the Order Approving Sale Contract filed in the Circuit Court for Davidson County, Tennessee, Twentieth Judicial District, State of Tennessee (Probate Division) as Case No. 21P-981, Lindsey Kanous was appointed Guardian of Property for Aric Swiger and joins in on this conveyance to

protect the interests of Aric Swiger as a minor.

Richard R. Swiger and Richard Roy Swiger being one in the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2309 Marsha Dr, 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 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 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. Whenever 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 7th day of March, 2022.

The Estate of Richard Roy Swiger

By: Perley Curtis Executor
Perley Curtis, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of March, 2022, before me personally appeared Perley Curtis, Executor of Estate of Richard Roy Swiger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that Perley Curtis is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of March, 2022.

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Aric Swiger by Lindsey Kanous, Guardian



STATE OF Michigan
COUNTY OF Livingston

On this 7 day of March, 2022, before me personally appeared Lindsey Kanous, Guardian of Property for Aric Swiger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and who acknowledged that Lindsey Kanous executed the within instrument for the purposes therein contained, and who further acknowledge that Lindsey Kanous is the Guardian of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 7 day of March, 2022.

Notary Signature
My commission expires: 7-19-2024

ERIC D RAUCH
Notary Public, State of Michigan
County of Livingston
My Commission Expires 07-19-2024
Acting in the County of 3-7-2022
Livingston

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/7/22 (date of document).

Affiant Signature

3/7/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 7th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY