Name and Address of New Owner:
HoChen Properties
460A Craighead Street
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 831830 DEEDWARR
03/30/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,982.20
20220330-0036889

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-15-0-311.00

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, **Jonathan Swafford and Jessica Myers, as joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **HoChen Properties LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, TN, being the Easterly part of Lot No. 79 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for said County.

Said portion of Lot No. 79 fronts 50 feet on the Southerly margin of West Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines a distance of 192 feet to a dead line in the rear.

Being the same property conveyed to Jonathan Swafford and Jessica Myers, as joint tenants with right of survivorship, by Warranty Deed from Amy D. Kreider, a married woman, of record in Instrument No. 20091113-0104751, Register's Office for Davidson County, Tennessee, dated November 09, 2009 and recorded on November 13, 2009. (Value of consideration shown in aforementioned deed $320,100.00.)

For informational purposes only: Being also known as 2509 West Linden Avenue, Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 23rd day of March, 2022.

Jonathan Swafford (SEAL)
Jonathan Swafford

Jessica Myers (SEAL)
Jessica Myers

STATE OF Florida
COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Swafford and Jessica Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Signing as Grantors: Presented NC DL as identification & Multifactor Authentication

Witness my hand and seal this 23rd day of March, 2022.

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

Sherri Joy Small
Sherri Joy Small
Notary Public State of Florida
My commission expires: 04/23/2024

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF North Carolina)
)
COUNTY OF Buncombe)

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 $806,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jonathan Swafford Jessica Myers
(Affiant)

State of Florida County of Manatee
Sworn to and subscribed before me this 23rd day of March, 2022.

Sellers/Grantors/Affiants appeared: Jonathan Swafford
Jessica Myers

Presented NC DL as identification & Multifactor Authentication

Sherri Joy Small
Sherri Joy Small
Notary Public State of Florida
My commission expires: 04/23/2024

SHERRI JOY SMALL
Notary Public - State of Florida
Commission # GG 981136
Expires on April 23, 2024

File No. ST-22-413

Notarized online using audio-video communication

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-23-22.

Affiant Signature

3-23-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of March, 2022.

Notary Signature

My Commission Expires: 11/8/22

