WARRANTY DEED

Karen Johnson Davidson County
Batch# 832876 DEEDWARR
03/31/2022 02:49:50 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220331-0037676

File #22-DM-0504-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelsey E. Kohl and Gunnar M. Kohl (NAME)	First Community Mortgage (NAME)	
504 Southcrest Dr (ADDRESS)	275 Robert Rose Dr (ADDRESS)	**147-15-0-133.00**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA SWIFT AND ZACHARY SWIFT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELSEY E. KOHL AND GUNNAR M. KOHL, WIFE AND HUSBAND**hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 119 on the Plan of Whispering Hills Section I of record in Plat Book 2331, Page (s) 82, 83 and 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 119 fronts 139 feet on the Northwesterly margin of Southcrest Drive and extends back 258.8 feet on the Southwesterly line and 278 feet on the Northeasterly line to a dead line in the rear, which is a broken line, measuring 192 feet thereon.

Being the same property conveyed to Jessica Swift and Zachary Swift, wife and husband, by Warranty Deed from Impact Property Solutions, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191212-0128408 Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 12, 2019.

This conveyance is subject to:
* Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 82 through 84, inclusive, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **504 Southcrest Drive, Nashville, TN 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th day of March, 2022.

Jessica Swift

Jessica Swift

Zachary Swift

Zachary Swift

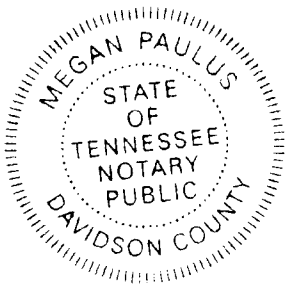
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2022, before me personally appeared Jessica Swift, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

Megan Paulus

Notary Signature
My commission expires: 3/7/23



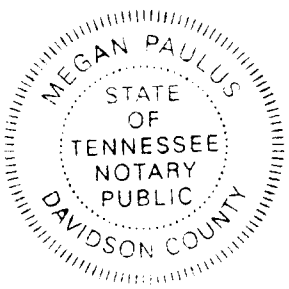
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2022, before me personally appeared Zachary Swift, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of March, 2022.

Megan Paulus

Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204