WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,300,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/31/2022 NOTARY PUBLIC MY COMMISSION EXPIRES 4-13-25

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3435

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Barn Sweetman	Barn Sweetman Holly Sweetman	131-11-0-048.00
4628 Shys Hill Road	4628 Shys Hill Rd	
Nashville, TN 37215	Nashville, TN 37215	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Barry Dark, an unmarried man and Mona Patricia Maerz, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barn Sweetman and Holly Sweetman, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 36 on the Plan of Harpeth Acres, Section Seven of record in Plat Book 2331, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barry Dark, an unmarried man by Warranty deed from Nashville Redefined, LLC of record in Instrument No. 20190911-0092148 Register's Office for Davidson County, Tennessee, dated September 10, 2019 and recorded on September 11, 2019.

Being the same property conveyed to Barry Dark, an unmarried man, and Mona Patricia Maerz, an unmarried woman, as joint tenants with right of survivorship, by Quitclaim Deed from Barry Dark, an unmarried man, of record in Instrument No. 20220330-0037100 Register's Office for Davidson County, Tennessee, dated March 24, 2022 and recorded on March 30, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4628 Shys Hill Road Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Karen Johnson Davidson County
Batch# 838753 DEEDWARR
04/12/2022 04:12:30 PM 2 pgs
Fees: $13.00 Taxes: $8,510.00
20220412-0042477

Witness my hand on March 31, 2022.

Barry Dark

Mona Patricia Maerz

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Barry Dark and Mona Patricia Maerz, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 31, 2022.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-3435

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 March 31, 2022.

Signature
March 31, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this March 31, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025