WARRANTY DEED

Karen Johnson Davidson County
Batch# 839061 DEEDWARR
04/13/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20220413-0042890

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

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

MST 2022-0336

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renae J. Swaim	Renae J. Swaim	147-06-0-072.00
(NAME)	(NAME)	
230 Blackman Road	230 Blackman Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **JMW Capital, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Renae J. Swaim, unmarried,** 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. 42 on the Plan of Revised Plan of Caldwell Hall, Section I of record in Plat Book 3106, Page 121, 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 Elbert W. Hampton and wife, Mary P. Hampton by Warranty deed from Gilbert G. Smith, Jr, and wife, Lois N. Smith of record in Book 6735, page 1, Register's Office for Davidson County, Tennessee, dated December 10, 1985 and recorded on December 13, 1985.

Being the same property conveyed to Merry Pepper Hampton, an unmarried woman and Melody Jeane H. Teixeira. a married woman, as tenants in common with right of survivorship by Quitclaim deed from Mary P. Hampton, now known as Merry Pepper Hampton, an unmarried woman of record in Instrument No. 20080814-0083698 Register's Office for Davidson County, Tennessee, dated August 12, 2008 and recorded on August 14, 2008.

Being the same property conveyed to JMW Capital, LLC, a Tennessee Limited Liability Company by Warranty deed from Merry Pepper Hampton, a single person, and Melody Jeane H. Teixeira of record in Instrument No. 20200901-0099474 Register's Office for Davidson County, Tennessee, dated August 20, 2020 and recorded on September 01, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of

record in Plat Book 3106, Page 121, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1788, Page 108, Book 2929, Page 117, Book 2997, Page 93, in the Register's Office for Davidson County, Tennessee. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 3106, Page 121, Register's Office for Davidson County, Tennessee.

This property, known as 230 Blackman Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 1st DAY OF April, 2022.

JMW Capital, LLC, a Tennessee limited liability company

BY: _____

Matthew K. Wilkes, Member

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Matthew K. Wilkes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Member of JMW Capital, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Matthew K. Wilkes, as Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Member of said limited liability company.

Witness my hand and official seal at office, this 1st day of ~~March~~ April, 2021.

_____
Notary Public
My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County

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 April 1, 2022.

Signature
April 1, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this April 1, 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