Karen Johnson Davidson County
Batch# 839735 DEEDWARR
04/14/2022 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $712.25
20220414-0043331

WARRANTY DEED

DONNA L. TRENT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-20-2025

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Affiant

Subscribed and sworn to me on March 30, 2022.

Notary Public

My Commission Expires: 1/20/25

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alexa Swager 9665 Brunswick Drive Brentwood, TN 37027	Alexa Swager 9665 Brunswick Drive Brentwood, TN 37027	160 14 O B 154.00 co

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Envesta Partners, LLC, a Tennessee limited liability company, (hereinafter called "Grantor"),** has bargained and sold, and by these

presents do transfer and convey unto **Alexa Swager, a single woman, (hereinafter called "Grantee"),** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee and being Unit No. 5858 on the Plan of Second Revision Brentwood Trace Condominiums of record in Plat Book 5200, Page 261, revising Plat Book 5200, Page 219 and Plat Book 5200, Page 230, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Envesta Partners, LLC, a Tennessee limited liability company, by Deed dated January 5, 2022 from Kenneth W. Morgan, unmarried and being of record in Instrument Number 20220114-0005883, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes are a lien but are not yet due and payable. Said taxes have been prorated and will be the responsibility of the Grantee when they become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Master Deed of Brentwood Trace of record in Book 5524, Page 415, amended in Book 5545, Page 510; By-laws of Brentwood Trace of record in Book 5524, Page 424, amended in Book 5537, Page 988 and Book 5868, Page 70, said Register's Office.
4. Any and all notes and matters and easements on the Plat of record in Plat Book 4660, Page 110 with the creation of ingress/egress and public utility and drainage easement in Book 4831, Page 125, said Register's Office.
5. Grant of easement to Comcast of Nashville I, LLC of record in Instrument #20181029-0106563, said Register's Office.
6. Any and all notes and matters on the Plat of record in Plat Book 5200, Page 219, Plat Book 5200, Page 230 and Plat Book 5200, Page 261, said Register's Office.

This property is known as improved property located at 5858 Brentwood Trace Circle, Brentwood, Tennessee 37027.

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, her heirs and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land

in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Executed on this 30th day of March, 2022.

Envesta Partners, LLC

By: _____
John Brake
Chief Manager

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared John Brake, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Envesta Partners, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of Envesta Partners, LLC by himself as Chief Manager.

Witness my hand and official seal on March 30, 2022.

_____
Notary Public

My Commission Expires: 8-7-22



Certificate of Authenticity

I, Tonya Loftin, 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 30, 2022**.

Date

Tonya Loftin
Affiant Signature

April 1, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 1st day of April, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)