Karen Johnson Davidson County
Batch# 840525 DEEDWARR
04/18/2022 11:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20220418-0044224

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9031

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of April, 2022

Notary Public

Commission Expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Daniel M. Swagler and Kimberly Money Sweeney<br>521 Spring Valley Lane<br>Nashville, TN 37214 | Daniel Swagler &<br>Kimberly Sweeney<br>334 Wimpole Dr.<br>Nashville, TN 37211 | 095-08-0-103.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**James Thomas Filson, a single man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Daniel M. Swagler, an unmarried man and Kimberly Money Sweeney, an unmarried woman**

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:

Being a tract or parcel of land located in Nashville, Davidson County, Tennessee, said tract being a portion of the property conveyed to James T. Filson by deed of record as evidenced in Instrument #20210819-0112416, R.O.D.C., and being more particularly described as follows:

Beginning at a point located in the southerly Right-of-Way line of Spring Valley Lane, said point being the northeasterly corner of property conveyed to Fred O. Williams by deed as evidenced in Instrument #20081016_0104211, R.O.D.C., and being the northwesterly corner of the herein described tract,

Thence, with the southerly Right-of-Way line of Spring Valley Lane and a curve to the right 55.55 feet, said curve having a central angle of 8deg 56min 28sec, a radius of 356.00 feet, and a chord of N 59deg 00min 45sec E, 55.50 feet to an iron rod (new),

Thence, continuing with said southerly Right-of-Way line N 63deg 29min 00sec E, 70.93 feet to an existing iron pin,

Thence, leaving said Right-of-Way line with the westerly line of property conveyed to Amrollah Sharifi and wife Naim Sharifi by deed as evidenced in Instrument #20170213_0014676, R.O.D.C., S 19deg 47min 45sec E, 147.50 feet to an existing iron pin,

Thence, continuing with the southerly line of Sharifi N 70deg 10min 45sec E, 147.50 feet to an existing iron pin,

Thence, continuing with the easterly line of Sharifi N 19deg 47min 45 sec W, 52.30 feet to an existing iron pin,

Thence, leaving said easterly line with the southerly line of property conveyed to Stacey Kenney by deed as evidenced in Instrument #20160629_0066267, R.O.D.C., N 76deg 47min 30sec E, 150.00 feet to an iron rod (new)

Thence, leaving said southerly line with the westerly Right-of-Way line of Metro Alleyway #2089 S 20deg 32min 30 sec E, 150.00 feet to an iron rod (new),

Thence, leaving said Right-of-Way line with the northerly line of property conveyed to Larry D. Jackson and wife Bonnie K. Jackson by deed of record in Book 4896, Page 507, R.O.D.C., S 62deg 30min 00sec W, 368.70 feet to an iron rod (new),

Thence, leaving said northerly line with the easterly line of the aforementioned Fred O. Williams property N 31deg 00min 00sec W, 298.36 feet to an iron rod (new) and the point of beginning. Containing 75,892 square feet or 1.74 acres, being the same more or less. According to a survey prepared by Benny M. Cantrell, Tennessee RLS 1638, P.O. Box 293192, Nashville, TN 37229.

Being a portion of the same property conveyed to George Warrick and wife, Lena R. Warrick by Installment deed from Edgar Turrentine and wife, Willomina Turrentine of record in Book 2034, page 291, Register's Office for Davidson County, Tennessee, dated January 23, 1952 and recorded on January 28, 1952. The said George W. Warrick died March 3, 1998, leaving Lena R. Warrick as the surviving tenant by the entirety. The said Lena R. Warrick died April 8, 2005, her estate being administered through Davidson County Probate Court, Docket No. 05P776.

Being a portion of the same property conveyed to Juanita Filson, James Randall Warrick and Carlene Warrick by Executor's Deed from Juanita Filson and James Randall Warrick of record in Instrument No. 20060125-0009539 Register's Office for Davidson County, Tennessee, dated December 09, 2005 and recorded on January 25, 2006. The said Carlene Warrick aka Sophia Carlene Warrick died on or about 9/2/14. Reference is made to the Affidavit of Heirship for Sophia Carlene Warrick of record in Instrument No. 20220322-0032923 and Instrument No. 20220322-0032924, in which James Randall Warrick and Juanita Faye Filson are named her heirs.

Being a portion of the same property conveyed to James Thomas Filson by Quitclaim Deed from Juanita Faye Filson and James Randall Warrick of record in Instrument No. 20210819-0112416 Register's Office for Davidson County, Tennessee, dated July 19, 2021 and recorded on August 19, 2021. The said Juanita Faye Filson died on or about 9/1/21. Reference is made to the deed in Instrument No. 20220112-0004479, said Register's Office recorded on January 12, 2022 and corrected in Quitclaim Deed in Instrument No. 20220322-0032925 on March 22, 2022, in the Register's Office for Davidson County, TN.

Being also known as 521 Spring Valley Lane, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 521 Spring Valley Lane, Nashville, TN 37214

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 so 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.

Dated this the 6th day of April, 2022.

James Thomas Filson

James Thomas Filson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of April, 2022, before me personally appeared James Thomas Filson, 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 6th day of April, 2022.

Notary Signature
My commission expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

# Certificate of Authenticity

I, Joshua A. Terry, 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 6th 2022.

Affiant Signature

4/8/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/8/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON