This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-14055-TC

Karen Johnson Davidson County
Batch# 849998 DEEDWARR
05/03/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220503-0051231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2022.

Notary Public
My Commission Expires: 7/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charlene M. Ogilby 12225 Blythen Way Oakland, CA 94619	SWBC Mortgage Corporation 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216	43-1-271.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Roger M. Searcy and Cynthia A. Nelson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charlene M. Ogilby, unmarried woman**, hereinafter called the Grantee, her 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 all of Lot No. 39, Final Plat, Section 2, Shannon Place, according to survey and plat of same appearing of record in Instrument No. 200003090024171, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Together with Joint Driveway Easement of record in Instrument No. 20030311-0031876, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger M. Searcy and Cynthia A. Nelson, husband and wife by Quitclaim Deed from Roger M. Searcy, dated October 13, 2011, recorded October 13, 2011, of record in Instrument No. 20111013-0079730, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Roger M. Searcy by Quitclaim Deed from Cynthia Ann Nelson, dated October 7, 2011, recorded October 7, 2011,of record in Instrument No. 20111007-0078284, said Register's Office; and further, being the same property conveyed to Cynthia Ann Nelson, unmarried by Warranty Deed from Haleema M. Smith, unmarried, dated August 30, 2005, recorded September 1, 2005, of record in Instrument No. 20050901-0104907, said Register's Office.

This is improved property located at: **1415 Pierce Road, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April, 2022.

GRANTOR:

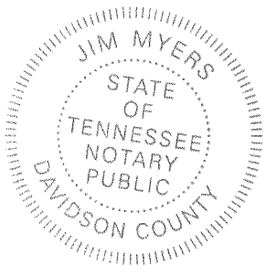
Cynthia A. Nelson

Roger M. Searcy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cynthia A. Nelson and Roger M. Searcy, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 2022.



Notary Public
My Commission expires: 11-16-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 27, 2022.

Affiant Signature

Date: 4/27/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this April 27, 2022.

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM