Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-RF-22-6208B

Karen Johnson Davidson County
Batch# 856297 DEEDWARR
05/17/2022 08:19:36 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00
20220517-0056317

**Prepared By ~~& Return To:~~**
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2013

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of May, 2022

Notary Public

Commission Expires: 1-11-26

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Grant Swigart and Anna Swigart<br>6208 B California Avenue<br>Nashville, TN 37209 | newowner | 091-02-2K-002.00-CO |

# 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,

**Jessica Rohr, unmarried**

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

**Grant Swigart and Anna Swigart, husband and wife**

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 Unit 2 of 6208 California Avenue Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6208 California Avenue Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170517-0048724, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jessica Rohr and Matthew W. Lynn, wife and husband, by Warranty Deed from Charles Lee Barroll, Jr. and Llora Darrah, husband and wife, of record in Instrument No. 2021002-0114245, Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on October 02, 2020.

Jessica Rohr and Matthew W. Lynn were erroneously referred to as wife and husband in said Warranty Deed. Jessica Rohr and Matthew W. Lynn have never been married to each other.

Being the same property conveyed to Jessica Rohr by Quit Claim deed from Matthew W. Lynn, of record in Instrument No. 20210329-0040842, Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on March 29, 2021

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: 6208 B California Avenue, Nashville, TN 37209

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 May, 2022.

Jessica Rohr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of May, 2022, before me personally appeared Jessica Rohr, 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 May, 2022.

Notary Signature
My commission expires:

