WARRANTY DEED

Karen Johnson Davidson County
Batch# 871450 DEEDWARR
06/14/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220614-0067788

DM-FCR-22-721

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson ltr

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leah Elizabeth Swenson and Brody Michael Schweigert	New owner.	
(NAME)	(NAME)	**119 08 0 031.00**
721 Greymont Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENT ALAN PRICE, AN UNMARRIED MAN AND CHAD CUTTILL AND JOY CHRISTINE CUTTILL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRODY MICHAEL SCHWEIGERT AND LEAH ELIZABETH SWENSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 46 on the Plan of Section Two, Glencliff Estates, of record in Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Chad Cuttill and Joy Christine Cuttill, husband and wife, and Kent Alan Price, unmarried man, by Warranty Deed from Thomas E. Estrin and wife, Maureen R. Estrin, husband and wife, of record in Instrument No. 20200806-0087767, in the Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on August 06, 2020.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Glencliff Estates, as recorded in Plat Book 1130, Page(s) 77 .
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **721 Greymont Dr, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31 DAY OF MAY, 2022.

Kent Alan Price by Joy Christine Cuttill as Attorney-in-Fact
Kent Alan Price by Joy Christine Cuttill as Attorney-in-Fact

Chad Cuttill

Joy Christine Cuttill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOY CHRISTINE CUTTILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENT ALAN PRICE, and who acknowledged he/she/they executed the same as the free act and deed of the said KENT ALAN PRICE.

Witness my hand and official seal, this the 31st of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/08/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD CUTTILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/08/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOY CHRISTINE CUTTILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2022.

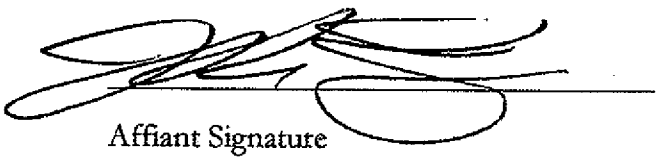
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/08/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 5-31-22.



Affiant Signature

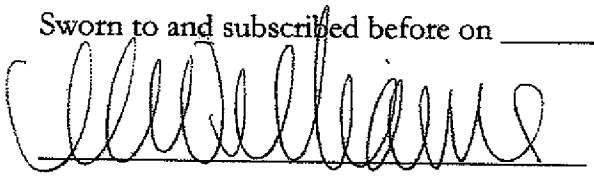
6-7-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-7-22.



Notary Public



My Commission Expires: 5-23-23