Karen Johnson Davidson County
Batch# 880415 DEEDWARR
06/29/2022 09:54:41 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20220629-0074938

G#35968-2

BOX #14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, ,

File No.: P224808-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Duy T. Trieu	"New Owner"	08111056500
(NAME)	(NAME)	
1625 11th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL SWINDLER AND WIFE, JANIS SWINDLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DUY T. TRIEU, A MARRIED MAN, HEREINAFTER CALLED THE GRANTEE, 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 and being the northerly 43 feet of Lot No. 99 in D.T. McGavock's and Others Addition (incorrectly referenced as T. McGavock's Addition to Nashville), a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at the Northeast corner of Lot No. 99 in said McGavock's Plan, running southerly and with the westerly margin of 11th Avenue North, formerly Fillmore Street, 43 feet to a point, 7 feet northwardly of the northeast corner of Lot No. 98; thence westwardly and parallel with the northerly margin of said Lot No. 98, 150 feet, more or less, to an alley; thence with the easterly margin of said alley northerly 43 feet, more or less, to Northwest corner of said Lot No. 99; thence easterly 150 feet to the beginning.

Being the same property conveyed to Paul Swindler and Janis Swindler, husband and wife by Warranty deed from Daniela Ponce, married of record in Instrument No. 20180531-0051946 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 31, 2018.

Megan Gibson and husband, Ned Gibson, having occupied the above described property, join in this conveyance, join in the execution of this instrument to convey any interest they might have in the property to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1625 11th Avenue, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands on the dates reflected in the notary acknowledgements below!.

Paul Swindler
Paul Swindler

Janis Swindler
Janis Swindler

State of Texas

County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Swindler and Janis Swindler, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained. Witness my hand this 28th day of June, 2022.

KaTesha Owens 06/28/2022
Notary Public

My Commission Expires: 08/28/2022

State of Texas, County of Harris

Notary Public, State of Texas

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS
KaTesha Owens
ID NUMBER
131700710
COMMISSION EXPIRES
August 28, 2022

Megan Gibson

Megan Gibson

Ned Gibson

Ned Gibson

State of Texas

County of Comal

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Megan Gibson and Ned Gibson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained. Witness my hand this 28th day of June, 2022.

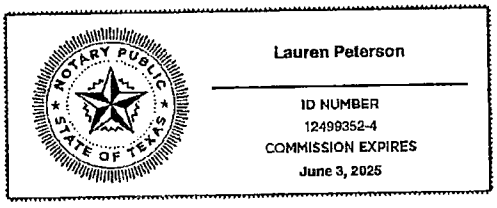
Lauren Peterson

Notary Public

Lauren Peterson
Notary Public, State of Texas
Commission ID: 124993524

My Commission Expires: 06/03/2025

(Acknowledgement)



Notarized online using audio-video communication

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on June 28, 2022.

Signature

Date: 6/28/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me this the 28 day of June, 2022.

M. Catherine Clearwater
Notary Public

My commission Expires: 1-6-25

SEAL

