Karen Johnson Davidson County
Batch# 891006 DEEDWARR
07/19/2022 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20220719-0082869

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $300,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14 Day of July, 2022

Notary Public

My Commission expires 7/7/25

CHRISTINE SISSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Courtney Lovell and William Lovell
905 Forest Dl,
Hermitage, TN 37076

SEND TAX BILLS TO:
Courtney Lovell and William Lovell
905 Forest Dl,
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 07404008700

WARRANTY DEED

22NT00990

Effective the 13 Day of July, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Harry D. Swank and wife, Cathy L. Swank

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Courtney Lovell and William Lovell, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 48 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, Page 125, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property as conveyed to Harry D. Swank and wife, Cathy L. Swank by Warranty Deed from Timothy P. Weaver and wife, Mary D. Weaver dated 09/04/1992 recorded 09/09/1992 in Book 8725, Page 722, as Document Number 44372, Register's Office for Davidson County, Tennessee.

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.

This is an improved property commonly known as: 905 Forest Dl, Hermitage, TN 37076-1006

Witness our hands this the 13 day of July, 2022

Harry D. Swank

State of }
County of Macon }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Harry D. Swank**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this the 13 day of July, 2022

Cathy L Swank

Cathy L. Swank

State of }
County of Macon }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cathy L. Swank**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 7/13/2022, (date of document).

Affiant Signature

7/19/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of July, 2022.

(SEAL)

Notary's Signature
My Commission Expires: 1/6/25

Lauren Deckman
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON