Karen Johnson Davidson County
Batch# 895005 DEEDWARR
07/27/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220727-0085729

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-16813

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Donnie Reed and Shelia Reed (NAME) | New Owner (NAME) | 97-8-A-125 CO |
| 1165 Windsor Dr (STREET ADDRESS) | 1165 Windsor Dr (STREET ADDRESS) | |
| Gallatin TN 37066 (CITY) (STATE) (ZIP) | Gallatin TN 37066 (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Charley D. Swallows, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donnie Reed and Shelia Reed, 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:

A certain condominium Unit in Davidson County, Tennessee, described as follows: Unit W-5 in a Horizontal Property Regime as shown on the condominium site plan of Section One, Lake Chateau Condominium Apartments, as of record in Plat Book 6250, Page 607-610, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Charley D. Swallows and wife, Eleanor Sue Swallows and David B. Swallows, unmarried, by Deed dated March 5, 1999 from N.P. Builders, recorded March 10, 1999, in Book 11377, Page 403, Register's Office of Davidson County, Tennessee. The said David B. Swallows died intestate on October 6, 2013 leaving his interest in said property to his heirs at law, the same being Marcella Eileen Swallows (wife) and Cierra Swallows and Timothy Scott Swallows n/k/a Timothy Lee Scott. The said Eleanor Sue Swallows having since died December 29, 2016, vesting her interest in the surviving tenant by the entirety, her husband Charley D. Swallows. The said Marcella Eileen Swallows died intestate in 2021 leaving as her sole heirs at law Cierra Swallows and Josiah Stelzer. See Affidavit of Heirship for David B. Swallows of record in Instrument No. 202207270085724 and Affidavit of Heirship for Marcella Eileen Swallows of record in Instrument No. 202207270085725, Register's Office for Davidson County, Tennessee. Cierra Swallows having since conveved her interest in the property to Charley D. Swallows by Quitclaim Deed of record in Instrument No. 202207270085726, Josiah Stelzer having since conveyed his interest in the property to Charley D. Swallows by Quitclaim Deed of record in Instrument No. 202207270085727, Timothy Scott Swallows n/k/a Timothy Lee Scott conveyed his interest in the property to Charley D. Swallow by Quitclaim Deed of record in Instrument Nos. 202207270085728. all in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 306 Lake Chateau Drive, Nashville, TN 37076.

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.

Witness my/our hand(s) this 25th day of July, 2022.

Charley D. Swallows

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2022, before me personally appeared Charley D. Swallows, 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 25th day of July, 2022.

D. TODD HOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-27-2022

Notary Signature
My commission expires:

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

**Tennessee Certification of Electronic Document**

I, Trudy Milliken, 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 7/25/22 (date of document).

Affiant Signature

7/27/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY