Karen Johnson Davidson County
Batch# 897309 DEEDWARR
08/02/2022 09:59:38 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20220802-0087794

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Geremy Ray Labrador, a married man,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **William R. Swanner, Kimberly A. Swanner and Gregory L. Swanner, wife and husband, as joint tenants with rights of survivorship,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in Davidson County, Tennessee and being Unit No.1253, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Woodstock Condominiums of record as Instrument No. 20190204-0010414, as amended in 20190430-0039668 and being shown on Plat attached thereto as Exhibit "E", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Geremy Ray Labrador by Warranty Deed dated September 16, 2019 of record in Instrument No. 20190918-0094663, Register's Office for Davidson County, Tennessee.

Map/Parcel Number: 105-03-0R-042.00-CO

Property Address: 1253 4th Ave. S., Nashville, TN 37210

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warranty that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 28 day of July, 2022.

Geremy Ray Labrador

STATE OF florida

COUNTY OF miami dade.

Personally appeared before me, the undersigned, **Geremy Ray Labrador,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28 day of July, 2022.

My commission expires: Nov 14, 2025

Notary Public

VICTOR LAZARO GARCIA
Notary Public - State of Florida
Commission # HH 198421
My Comm. Expires Nov 14, 2025

STATE OF TENNESSEE – Maury COUNTY

I hereby affirm that the actual consideration for this transfer ~~or value of the property~~ transferred, whichever is greater is **305,000.00.**

Affiant

Subscribed and sworn to before me, this 1 day of August, 2022.

My commission expires:

Notary Public

MELISSIA DUGGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 25, 2026
COUNTY OF MAURY

NEW PROPERTY OWNERS:

William R. Swanner, Kimberly A. Swanner And Gregory L. Swanner

1253 4th Ave S.

Nashville, TN 37210

PERSON(S) RESPONSIBLE FOR TAXES:

Same