Karen Johnson Davidson County
Batch# 916712 DEEDWARR
09/14/2022 11:41:42 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20220914-0102515

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220942401

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $485,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kurt Andress P.O Box 1925 Brentwood, TN 37024	New Owner	Tax Parcel ID No. 147-01-0-245.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronny Paul Swiney, Jr. and Tambi Brown Swiney, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kurt Andress, Married,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 167, as shown on the map entitled Section One (Revised) Caldwell Hall, of record in Plat Book 2900, pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RONNY PAUL SWINEY, JR. AND WIFE, TAMBI BROWN SWINEY, by deed from NANCY W. MOORE AND HUSBAND, PAUL MOORE, of record in Book 8716, page 216 , dated August 28, 1992 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 147-01-0-245.00.

Matters shown on the Plan of record in Plat Book 2900, pages 57-59, said Register's Office.

This is improved property located at 302 Garrett Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2022.

Ronny Paul Swiney, Jr.

Tambi Brown Swiney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronny Paul Swiney, Jr. and Tambi Brown Swiney, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2022.

Notary Public

My Commission Expires: _____

SHIRA KINCHEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025