WARRANTY DEED

Karen Johnson Davidson County
Batch# 921252 DEEDWARR
09/26/2022 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $10,915.00
20220926-0106119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magnolia Ridge Trust	Same as owner	
(NAME)	(NAME)	145-00-0-139.00
2028 Sunset Hills Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **JOHN DAVID SWEATT AND KIM ELIZABETH STRIFERT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN S. SHELTON, TRUSTEE OF THE MAGNOLIA RIDGE TRUST DATED SEPTMEBER 2, 2022,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Final Plat of Sunset Hills Terrace Subdivision, of record in Plat Book 7900, Page 886, as amended in Book 9614, Page 437, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to John David Sweatt and Kim Elizabeth Strifert, husband and wife, by Warranty Deed from Elaine R. Kuhn, married, of record in Instrument No. 20160609-0058330, Register's Office for Davidson County, Tennessee, dated June 06, 2016.

This conveyance is subject to all recorded easements, restrictive covenants, and conditions, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2028 Sunset Hills Terrace, Nashville, TN 37215
(House Number) (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 my hand this 22nd day of September, 2022.

JOHN DAVID SWEATT

BY: _____ attorney in fact

KEVIN D. MONTGOMERY, ATTORNEY IN FACT

KIM ELIZABETH STRIFERT

BY: _____ attorney in fact

KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of September, 2022, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of John David Sweatt and Kim Elizabeth Strifert and acknowledged that they executed the same as the free act and deed of John David Sweatt and Kim Elizabeth Strifert,

Witness my hand and official seal this 22nd day of September, 2022.

_____

Notary Public

My Commission Expires November 26, 2022

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires

202209260106119

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 September 23, 2022.

Signature
Date: September 23, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of September, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD