Karen Johnson Davidson County
Batch# 922910 DEEDWARR
09/29/2022 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220929-0107406

WARRANTY DEED

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

File No. BC-22-3160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey M. Compo	**New Owner**	
(NAME)	(NAME)	
1628 Emerald Drive		069-11-0-066.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, I/we, **Natalie Louise Roth and Matthew Switzer, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey M. Compo, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th, formerly the 21st District of Davidson County, Tennessee, being more particularly described as follows; to wit:

Being a part of Lot No. 3 on the Unrecorded Plan of N. W. Brown Farm, lying East of the T. C. Railroad, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, August 25, 1958, as follows:

Beginning on the Southeasterly margin of Emerald Drive at a stake located South 43 degrees 45 minutes West 208 feet from the Southwesterly margin of Hydes Ferry Pike; thence South 50 degrees 25 minutes East 134.2 feet to a stake; thence South 33 degrees 15 minutes West 113 feet to a corner post; thence North 49 degrees 15 minutes West 86 feet to another corner post; thence North 44 degrees 10 minutes West 69.2 feet to the Southeasterly margin of Emerald Drive; thence with said Drive, North 43 degrees 45 minutes East 104 feet to the beginning.

Being the same property conveyed to Natalie Louise Roth, a single woman, and Matthew Switzer, a single man, as tenants in common with the right of survivorship by Warranty deed from Adrienne Graham, unmarried woman of record in Instrument No. 20190416-0034886 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 16, 2019.

This is property more commonly known as 1628 Emerald Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 23rd day of September, 2022.

Natalie Louise Roth

Natalie Louise Roth

Matthew Switzer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2022, before me personally appeared Natalie Louise Roth and Matthew Switzer, 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 23rd day of September, 2022.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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**.

Affiant Signature

September 23, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

23rd day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

