Karen Johnson Davidson County
Batch# 939695 DEEDWARR
11/09/2022 11:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20221109-0120221

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-11063-2022

WARRANTY DEED

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of Nov 2022

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Jordan 10245 Hampton Blvd Antioch TN 37013	Same address as new owner	151-10-0A-132-00 CO

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($320,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHELLY MARIE SWIATEK, F/K/A SHELLY MARIE GARLOW, MARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CYNTHIA JORDAN, UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Phase 2, Villages of Long Hunter P.U.D of record in Instrument #20020515-0059732, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shelly Marie Garlow from Jason W. Garlow and Shelly M. Garlow, husband and wife, by Quitclaim Deed dated April 9, 2018 and recorded April 18, 2018 in Instrument #20180418-0036594, said Register's Office.

Being the same property conveyed to Jason W. Garlow and Shelly M. Garlow, husband and wife, from Shelly Marie Hackney, nka Shelly M. Garlow, by Quitclaim Deed dated July 25, 2014 and recorded August 20, 2014 in Instrument #20140820-0075662, said Register's Office.

Being the same property conveyed to Shelly Marie Hackney from Clayton D. Ingalls and wife, Teresa L. Ingalls, by Warranty Deed dated August 28, 2008 and recorded August 29, 2008 in Instrument #20080829-0088951, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This conveyance is also subject to:

1. Matters shown on the plan of record as Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee.

2. Transmission Line Easement of Record in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

3. Water Main Easement of record in Book 8358, page 91, and Book 8358, page 94, Register's Office for Davidson County, Tennessee.

4. Agreement for Declaration of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20001030-0107415, Register's Office for Davidson County, Tennessee.

5. Utility Easement of record in Book 9661, page 919, Register's Office for Davidson County, Tennessee.

6. Easements of record in Book 4535, page 351 and Book 4446, page 423, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8197, page 288, Register's Office for Davidson County, Tennessee.

8. Easements of record as Instrument Nos. 20000906-0088271 and 20000906-0088272, Register's Office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions, Liens, Easements and Restriction, including, but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20010531-0056382, as amended as Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee.

This is ___unimproved _X__ improved property, known as: 7024 South Hampton Boulevard, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This having never been the personal residence of the grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS MY/OUR HANDS, this 8th day of November, 2022

GRANTOR(S)

Shelly Marie Swiatek

Shelly Marie Swiatek

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Shelly Marie Swiatek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 8 day of Nov, 2022.



Katherine Warren

Notary Public

Katherine Warren

Printed Notary Name

My commission expires: 3/22/26

Certificate of Authenticity

I, Drusilla Bryant, 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 11-8-2022.

Drusilla Bryant
Affiant Signature

11-8-2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of Nov, 22.

Notary's Signature

My Commission Expires: 9-27-2026

Notary's Seal

