Karen Johnson Davidson County
Batch# 945387 DEEDWARR
11/29/2022 09:12:01 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20221129-0125021

WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2211002979

File No. BC-22-3515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Laura Martin
Affiant

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

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES: 11-22-2025

(AFFIX SEAL)

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-22-2025

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
Steven Swarts and Laura Martin	New Owner	
(NAME)	(NAME)	
502 North 17th Street		083-06-0-355.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Deborah May Jones, an unmarried woman and Jacquelyne Nicole Jones and Benjamin Jess Bromley, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Swarts and Laura Martin, husband and wife**, 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 Davidson County, Tennessee, being part of Lot No. 3 on the Plan of W. L. Horn's Spout Spring Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, further described as follows:

Beginning at a Westerly margin of North 17th, formerly Hughes Street, 80.0 feet North of the Northerly margin of McEwen Street; thence with the Westerly margin of said Street, Northwardly 50.0 feet; thence at right angles, Westerly 170.0 feet, to the line between Lot Nos. 2 and 3; thence with said line, Southwardly 50.0 feet; thence Eastwardly 170.0 feet to the beginning.

Being the same property conveyed to Debra May Jones and Jacquelyne Nicole Jones, as joint tenants with rights of survivorship by Warranty Deed from Allison M. Crawford, a married woman of record in Instrument No. 20200603-0056822 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 03, 2020.

Benjamin Jess Bromley joins in this conveyance to convey any interest he has in the subject property as spouse of Jacquelyne Nicole Jones.

This is property more commonly known as 502 North 17th Street, Nashville, TN 37206.

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 our hand this 15th day of November, 2022.

Deborah May Jones

Jacquelyne Nicole Jones

Benjamin Jess Bromley

STATE OF NC
COUNTY OF Mecklenburg

On this ____ day of November, 2022, before me personally appeared Deborah May Jones, Jacquelyne Nicole Jones and Benjamin Jess Bromley, 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 15 day of November, 2022.

Angela R. Myers
Notary Signature
My commission expires: March 3, 2025

