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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5411-WE	THE ~~ACTUAL~~ CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER,2022. Notary Public MY COMMISSION EXPIRES: 3/13/2026 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 948284 DEEDWARR
12/06/2022 01:04:53 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20221206-0127222

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Swayne	ALL WESTERN MORTGAGE, INC.	
1340 Bellshire Drive	8345 W SUNSET RD, STE 380	041-14-0-002.00
Nashville, TN 37207	LAS VEGAS, NV 89113	
(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, **Corryn Hrycyk and Thomas Hrycyk-Bole, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Swayne, an unmarred woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 512 on the Plan of Bellshire Estates, Section "B" of record in Plat Book 2331, Pages 128 and 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the East margin of Brick Church Pike, at the corner of Lots Nos. 511 and 512; thence the line between said lots, Easterly 205.8 feet to a corner of Lot No. 420; thence with the line between Lots Nos. 420 and 512, Southerly 120 feet to the North margin of Bellshire Drive; thence with the margin of the same Westerly 169.5 feet to the beginning of a curve; thence around said curve, Northerly 35.9 feet to the East margin of Brick Church Pike; thence with the margin of the same Northerly 78 feet to the point of the beginning.

Being the same property conveyed to Corryn Hrycyk and Thomas Hrycyk-Bole, wife and husband, by Warranty Deed from David W. Albro, an unmarried man of record in Instrument No. 201902200015308, Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on February 20, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1340 Bellshire Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 hands this the 2 day of DECEMBER, 2022.

Corryn Hrycyk

Thomas Hrycyk-Bole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Corryn Hrycyk and Thomas Hrycyk-Bole, wife and husband,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of DECEMBER, 2022.

My Commission expires: 1-8-24

Notary Public

