WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-19779-KS

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **679,000.00**.
Karen Johnson Davidson County Batch# 956072 DEEDWARR 12/29/2022 11:19:30 AM 3 pgs Fees: $18.00 Taxes: $2,512.30 20221229-0133538	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/28/2022** Katherine B. Smith Notary Public MY COMMISSION EXPIRES: My Commission Expires (AFFIX SEAL) January 28, 2026

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE, LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #22-4575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Swetland and Patricia Ellen Healy Swetland	New Owners	**137-04-0B-044-00-CO**
(NAME) **2301 Arbor Pointe Way**	(NAME)	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jolene M. Dressel, now known as Jolene Tate, and husband, Chris Tate,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Swetland and Patricia Ellen Healy Swetland, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 44 on the Plan of the Final Plat of Arbor Crest Subdivision, of record in Instrument Number 20071129-0138522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lots.

Being the same property conveyed to Jolene M. Dressel, now known as Jolene Tate, by Deed dated June 3, 2016 from The Jones Company of Tennessee, L.L.C., recorded June 14, 2016, in Instrument Number 20160614-0060003, in the Register's Office of Davidson County, Tennessee.

*Chris Tate, hereby joins in this conveyance to relinquish homestead, dower, as well as any and all other marital or non-marital interests.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2301 Arbor Pointe Way, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **December, 2022**.

Jolene Dressel n/k/a Jolene Tate
Jolene Dressel, n/k/a Jolene Tate

Chris Tate

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jolene Tate and Chris Tate**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **December, 2022**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 12-28-22.

Kathy Smith — 12-28-22

Affiant Signature — Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Dec 28, 2022

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

