Karen Johnson Davidson County
Batch# 957334 **DEEDWARR**
01/04/2023 10:49:04 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50

20230104-0000574

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/3/23 (AFFIX SEAL)

W. DILLON WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Chelsea Nicole Swaggerty** | Same | |
| (NAME) | (NAME) | **072-14-0-462.00** |
| **1219 Chester Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK ALLAN ROSS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA NICOLE SWAGGERTY,** _____, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 103, all of Lot No. 104 and the Easterly 5 feet of Lot No. 105 on the plan of Chesterfield Place, of record in Book 332, Page 147, Register's Office for said County.

Said property fronts 50 feet on the Northerly margin of Chesterfield Avenue, now Chester Avenue, and extends back between parallel lines, 132 feet to a dead line.

Being the same property conveyed to Philip Kelly, unmarried by Warranty deed from Astercor Group, LLC, a Tennessee limited liability company of record in Instrument No. 20170522-0050642, dated May 18, 2017 and recorded on May 22, 2017, and Deed of Correction recorded November 03, 2017 in Instrument No. 20171103-0113161, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Allen Ross, married by Warranty deed from Philip Kelly, unmarried of record in Instrument No. 20220328-0035720 Register's Office for Davidson County, Tennessee, dated March 23, 2022 and recorded on March 28, 2022. The name of the Grantee on the said Warranty Deed is spelled incorrectly, correct spelling should read Mark Allan Ross. Said deed also contained errors in the legal description and has been corrected by Deed of Correction filed on 1/4/23 _____, 2023 of record in Instrument No. 20230104-0000571, Register's Office for Davidson County, Tennessee.

The above referenced property was investment property and has never been the principal martial residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 147, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1219 Chester Avenue, Nashville, Tennessee 37206**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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(s) this the 3rd DAY OF JANUARY, 2023.

Mark Allan Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ALLAN ROSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212