# WARRANTY DEED

Karen Johnson Davidson County
Batch# 966450 DEEDWARR
02/02/2023 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230202-0007727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-3-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0954-23

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Estate Holdings LLC | Estate Holdings LLC | 075-08-0-253.00 |
| (NAME) 901 Broadway #24254 | (NAME) 901 Broadway #24254 | |
| (ADDRESS) Nashville, TN 37202 | (ADDRESS) Nashville, TN 37202 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety Thousand And No/100 Dollars ($290,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SWINDLE PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ESTATE HOLDINGS LLC,** HEREINAFTER CALLED THE GRANTEES, 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. 584 on the Plan of Section 12, Tulip Grove of record in Plat Book 5800, Page 264, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry Swindle by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 9253, page 722, Register's Office for Davidson County, Tennessee, dated February 14, 1994 and recorded on February 18, 1994.

Being a portion of the same property conveyed to Swindle Properties, L.P., a Tennessee limited partnership by Quitclaim deed from Larry R. Swindle of record in Instrument No. 20050405-0037271 Register's Office for Davidson County, Tennessee, dated April 05, 2005 and recorded on April 05, 2005.

This is:

unimproved ☐

improved ☒ property, known as 688 Frankfort Drive, Hermitage, TN 37076-1511

(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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 hands this 1st day of February, 2023.

Swindle Properties, L.P., a Tennessee limited partnership

BY: _____

Larry Swindle, Authorized Signer

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Larry Swindle with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signer of Swindle Properties, L.P., the within named bargainor, a limited partnership, and that such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as Larry Swindle.

Witness my hand, at office, this 1st day of February, 2023.

_____

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**True Copy Certification**

I, **Diane March,** 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 this the 1st day of February, 2023.

Affiant Signature
Date 02/01/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

