Karen Johnson Davidson County
Batch# 971507 DEEDWARR
02/16/2023 12:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20230216-0011362

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $328,500.00.

Affiant

Subscribed and sworn to before me this 16th day of February, 2023.

Notary Public
My Commission Expires: 3/4/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2023-42

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sally W. Swan	New Owner	
725 Heritage Drive		042-08-0-030.00
Nashville, TN, 37115		

WARRANTY DEED

For and in 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

Jeremy Boyle, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Sally W. Swan, unmarried,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Heritage Village Section Three of record in Plat Book 5800, Page 214, 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 Jeremy Boyle, a single man by Warranty Deed from Brady Infinite Solutions, LLC of record in Instrument No. 20181107-0110242 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on November 07, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **725 Heritage Drive, Nashville, TN 37115.**

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 16th day of February, 2023.

Jeremy Boyle

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 Jeremy Boyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 2023.

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 2/16/23

GEORGE E. MUDTER, JR.
Dated 2/16/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 2/16/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

