When recorded, return to:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-20310-KS

Karen Johnson Davidson County
Batch# 976977 DEEDWARR
03/03/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,819.40
20230303-0015523

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $762,000.00.

Affiant

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Subscribed and sworn to before me, this the 28th day of February, 2023.

Notary Public
My Commission Expires: 9-2-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney Baker RIchardson and Logan J. Richardson 5000 Traceway Drive Nashville, TN 37221	UBS Bank USA 2704 ALT 19 North Palm Harbor, FL 34683	155 16 0A 290.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

David Alan Swetland and Patricia Healy-Swetland, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Courtney Baker Richardson and Logan J. Richardson, wife and husband, 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. 243 on the Plan of Resubdivision of Lots 242 and 243, Traceside Section Ten, Revision One of record in Plat at Instrument No, 19991217-0304442, in the Registers 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 David Alan Swetland and Patricia Healy-Swetland, husband and wife by Quit Claim Deed from David Alan Swetland, a married man of record as Instrument No. 20190816-0082069 in the Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on August 16, 2019.

Being the same property conveyed to David Alan Swetland, married by Warranty Deed from Dustin McWhorter and Laura McWhorter, husband and wife of record as Instrument No. 20190620-0059605 in the Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded June 20, 2019.

Being also known as 5000 Traceway Drive, Nashville, TN 37221 (Per Assessor) aka 5836 Deer Estates Drive, Nashville, TN 37221 (Mailing Address)

This is improved property located at: **5000 Traceway Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 28th day of February, 2023.

GRANTOR:

David Alan Swetland

Patricia Healy-Swetland

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Swetland and Patricia Healy-Swetland, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 3, 2023 (date of document).

Affiant Signature

March 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023