Prepared by:
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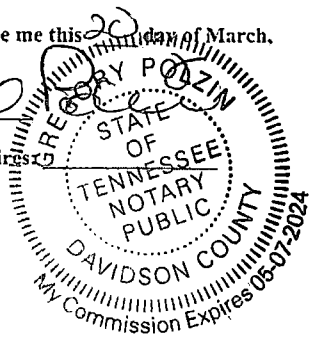
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Margaret Smith
Affiant

Subscribed and sworn to before me this 20th day of March, 2023.

Notary Public
My commission expires:



Karen Johnson Davidson County
Batch# 982938 DEEDWARR
03/21/2023 02:16:21 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230321-0020475

Address of New Owner:	Send Tax Bills to:	Tax Information
Savannah Cedzich-Kee and David W. Swick 86 Evelyn Dr Nashville, TN 37210	American Pacific Mortgage 580 Menlo Dr, Ste 2 Rocklin, CA 95765	119-02-0-110

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jeffrey Scott Stokes, a married man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Savannah Cedzich-Kee and David W. Swick, as Joint Tenants with Right of Survivorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Glenrose Subdivision, of record in Plat Book 1424 Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 119 feet on the northerly margin of Evelyn Avenue and extends back 162 feet on the westerly line and 115 feet on the easterly line to a dead line which is a broken line in the rear, measuring 140.37 feet thereon.

Being the same property conveyed to Jeffrey Scott Stokes by deed from Craft Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180402-0030102, Register's Office for Davidson County, Tennessee, and dated March 30, 2018.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Glenrose Subdivision of record in Plat Book 1424 Page 142 Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4211, page 250, said Register's Office.

This property is improved property known as 86 Evelyn Drive, Nashville, TN 37210

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of March, 2023.

Jeffrey Scott Stokes

Ariel Lea Stokes, who joins in this conveyance for the sole purpose of waiving any marital interest that she may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of March, 2023, before me personally appeared Jeffrey Scott Stokes and Ariel Lea Stokes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of March, 2023.

Notary Signature
My commission expires: 12-18-2023

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY