THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $565,000.00

Affiant

Subscribed and sworn to before me, this 21 day of April, 2023.

Notary Public
My Commission Expires: 2/26/25

Karen Johnson Davidson County
Batch# 998462 DEEDWARR
05/02/2023 10 33 29 AM 3 pgs
Fees $18 00 Taxes $2,090 50
20230502-0032365

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Christopher Bruce Swift and Molly Swift 4136 Brick Church Pike Nashville, TN 37189	New Owner	Tax Parcel ID No. 041-00-0-032.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CRAIG F. JACKSON AND LESLEY JACKSON, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHRISTOPHER BRUCE SWIFT AND MOLLY SWIFT,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 10th, formerly the 22nd , Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book Q, Page 470, County Court for Davidson County, Tennessee, and described according to a survey made September 11, 1954, by J. E. Maddux, Surveyor.

Beginning at a point in the Southwesterly margin of Brick Church Pike on the line between Lots Nos. 5 and 6, and running thence 496.7 feet due South to a point; thence North 88 degrees West 682.5 feet to a point; thence North 1-1/2 degrees East 447.2 feet to a point; thence South 69 degrees East 142 feet; thence North 38 degrees East 386.1 feet to the Southwesterly margin of Brick Church Pike; thence along the said margin of Brick Church Pike South 52 degrees East 402.3 feet to the beginning.

LESS AND EXCEPT a portion of the premises conveyed to James E. Speight, Jr., and wife Brenda S. Speight, of record in Book 4236, Page 332, Register's Office for Davidson County, Tennessee, as Corrected by Deeds of correction, of record in Book 4351, page 99 and Book 4545, Page 868, said Register's Office, said portion being described as follows:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of Lot 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book "Q" Page 470, County Court of said County, and described partly according to a survey made September 11, 1954, by J.E. Maddux, Surveyor, as follows:

Beginning at a point in the Southwesterly margin of Brick Church Pike in the line between Lots Nos. 5 and 6, and running thence 496.7 feet due South to a point; thence North 88 degree West 370 feet along the fence bounding the J.A. Bozeman, Jr., land to an iron pin in the fence line; thence North 23 degrees 00 minutes East 602.3 feet along a line bounding the James E. Speight property to an iron pin on the Southerly right-of-way line of Brick Church Pike; Thence along the Southerly right-of-way line and with a curvature to Brick Church Pike in an Easterly direction 140 feet to an iron pin, the point of beginning.

Being the same property conveyed to Craig F. Jackson by Warranty deed from Lydia Grace Graves and Eric F. Graves, wife and husband of record in Instrument No. 20140805-0070073 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on August 05, 2014.

Lesley Jackson joins as spouse of Craig F. Jackson to convey any marital interest in the subject property that they may have.

This is improved property commonly known as: **4136 Brick Church Pike Nashville, TN 37189**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of April, 2023.

CRAIG F. JACKSON

LESLEY JACKSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CRAIG F. JACKSON AND LESLEY JACKSON** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of April 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires._____