Karen Johnson Davidson County
Batch# 1000940 DEEDWARR
05/09/2023 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230509-0034382

# WARRANTY DEED

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-20-25

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Emma Grissom | Same as new owner | 026-06-0A-051-00 |
| (NAME) | (NAME) | |
| 113 Canton Court | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Audrey H. Farrell and Linda Farrell Swann, married,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Emma Grissom, a single woman**, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 40 on the Final Plat for The Townhomes at Windsor Green, Phase 1, Section 2, of record in Instrument No. 20030417-0051548, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Audrey Farrell, unmarried by Warranty Deed from Dial Properties, LLC, dated 06/01/2004, of record in Instrument No. 20040616-0071435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Farrell Swann, subject to a life esate reserved by Audrey H. Farrell by Quitclaim Deed from Audrey H. Farrell, dated 12/11/2012, of record in Instrument No. 20130214-0015281, Register's Office for Davidson County, Tennessee.

This property is not the marital residence of Linda Farrell Swann and as such is not subject to any homestead, dower or other marital interest.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 113 Canton Court, Goodlettsville, TN 37072

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 1st day of May, 2023.

Audrey H. Farrell

Audrey H. Farrell

Linda Farrell Swann

Linda Farrell Swann

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audrey H.. Farrell and Linda Farrell Swann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of May, 2023.

Jennifer A Hoffman

Notary Public

My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**

**Tennessee Certification of Electronic Document**

I, Caleb Waters, 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 5/1/2023 (date of document).

Caleb Waters
Affiant Signature

5/1/23
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025