Karen Johnson Davidson County
Batch# 1003734 DEEDWARR
05/16/2023 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20230516-0036523

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Cheryl Bolender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2023.

Elizabeth J. Barnes
Notary Public

MY COMMISSION EXPIRES: 11-21-26

(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211
File No.: 2023030050

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Damaris Juan Betancourt	New Owner	
(NAME) 1040 Regent Parks Cir	(NAME)	149-02-0A-098.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **TWO HUNDRED FIFTEEN THOUSAND AND NO/100 Dollars ($215,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SWA DREAM HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAMARIS JUAN BETANCOURT, AN UNMARRIED** ~~MAN,~~ 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:

woman

Land in Davidson County, Tennessee, being Lot No. 28-B as shown on the map entitled Zone Lot Division, Lots 23 thru 32, Piccadilly Square, Phase I, Planned Unit Development of record in Book 5200, Pages 720-722 and amended in Plat Book 6250, page 468, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SWA DREAM HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JOHN A. HLAD AND WIFE, HAYDEE HLAD, of record in Instrument No. 20200708-0073678, dated July 1, 2020, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1040 Regent Parks Cir, Antioch, TN 37013
(House No.) (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 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.

Executed by my hand this the 15th day of May, 2023.

SWA DREAM HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY:_____
Sherif Ibrahim
President

STATE OF Tennessee

County OF Davidson

Before Me, a Notary Public for the above State and County, do hereby certify that Sherif Ibrahim, as President of SWA DREAM HOMES, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such President.

Witness my hand and official seal, this the 15th day of May, 2023.

_____
Notary Public

My Commission Expires: _____

(SEAL)

SHAHERA KHALIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 15, 2023.

J. Carlton Drumwright

May 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY