Karen Johnson Davidson County
Batch# 1004120 DEEDWARR
05/17/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20230517-0036695

**WARRANTY DEED**

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

File No. EY-23-4490

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| *ADDRESS NEW OWNER(S) AS FOLLOWS:* | *SEND TAX BILLS TO:* | *MAP-PARCEL NUMBERS* |
|---|---|---|
| Robert Arreola and Melissa Gabriel | **SAME AS NEW OWNER** | |
| (NAME) | (NAME) | 081-16-0-679.00 |
| 4017 Wallace Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ashley Swinford FKA Ashley Marie Bordigon and Brian Swinford, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Arreola and Melissa Gabriel, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 a part of Lot No. 180 in Judge John McNairy's Mansion House Tract, a plan of which is of record in the front flyleaf of Book 9, Register's Office for Davidson County, Tennessee.**

**Beginning at the Southerly margin of Phillips Street, formerly Haslin Street, 162 feet Easterly from the Easterly margin of 10th Avenue North, formerly Belleville Street, running thence Easterly with the Southerly margin of Phillips Street 28 feet; thence Southerly and parallel with 10th Avenue, North, 129 feet, more or less, to the Northerly margin of an alley; thence Westerly and with the Northerly margin of said alley 28 feet to a point; thence Northerly and parallel with 10th Avenue, North 129 feet, more or less, to the beginning.**

**Being the same property conveyed to Ashley Marie Bordigon, a single woman and Brian Swinford, a single man, as joint tenants, by Warranty deed from Meridith J. Woolson, an unmarried woman of record in Instrument No. 20170905-0090902 Register's Office for Davidson County, Tennessee, dated August 30, 2017 and recorded on September 05, 2017. *Ashley Marie Bordigon and Brian Swinford having since married. Ashley Marie Bordigon is now known as Ashley Swinford.***

**This is property more commonly known as 929 Phillips Street, Nashville, TN 37208.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 12th day of May, 2023.

Ashley Swinford

Ashley Swinford

Brian Swinford

Brian Swinford

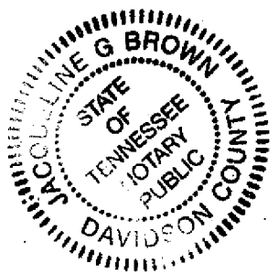
STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of May, 2023, before me personally appeared Ashley Swinford and Brian Swinford, 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 12th day of May, 2023.

Jacqueline G Brown

Notary Signature
My commission expires: 11/3/25



**TRUE COPY CERTIFICATION**

I, Elizabeth Leonberger, 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 12, 2023.

Signature
Date: May 12, 2023

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 12th day of May, 2023 personally appeared before me, a notary public for the State aforesaid, Elizabeth Leonberger, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025