Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. 4-8-23-1303

Karen Johnson Davidson County
Batch# 1019953 DEEDWARR
06/28/2023 09 57 03 AM 2 pgs
Fees $13 00 Taxes $2,262 55

20230628-0049203

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT230500113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$611,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
22nd day of June, 2023

Notary Public

MY COMMISSION EXPIRES:

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Matthew McSwain and Victoria McSwain **1303 Stratford Ave.** **Nashville, TN 37216**	**SAME**	**07203-+0-008.00**

FOR AND IN 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, WE,

June Jack, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew McSwain and Victoria McSwain, husband and wife

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:

LAND in Davidson County, Tennessee, being the easterly 75 feet of the westerly 150 feet of Lot No. 260, and the easterly 75 feet of the westerly 150 feet of the southerly ½ of Lot No. 261 on the Map of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front 75 feet on the southerly side of Stratford Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to June Jack, a married woman, by Warranty Deed from James Warren Ulrich and Susan Burroughs Ulrich, husband and wife, dated 4/15/2019 and recorded 4/18/2019 in Instrument No. 20190418-0035767, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **1303 Stratford Ave., Nashville, TN 37216**
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 our hands this 21st day of June, 2023

June Jack

STATE OF CONNETICUT
COUNTY OF FAIRFIELD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named June Jack the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at STAMFORD, Connecticut, this 21st day of June, 2023

Commission Expires 4/30/2024 Notary Public

ANTONIO FARETTA
NOTARY PUBLIC
CONNECTICUT
MY COMM EXPIRES APRIL 30, 2024