Name and Address of New Owner:
Daniel J. Loughran and Kathleen Loughran
157 Shute Circle, Old Hickory, TN 37138

Send Tax Bills To:
New owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 064-03-0B-097-00

Karen Johnson Davidson County
Batch# 1021287 DEEDWARR
06/30/2023 12 08 51 PM 2 pgs
Fees $13 00 Taxes $2,700 63
20230630-0050148

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Britney Barkley Swor, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel J. Loughran and Kathleen Loughran, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Final Plat of Brandywine Pointe, Phase Seven, Section Two, of record in Book 7900, page 948, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Britney Barkley Swor, an unmarried woman, from OpenDoor Property W35 LLC, a Delaware limited liability company, by Warranty Deed dated March 8, 2019 and recorded March 21, 2019 in Instrument #20190321-0025583, said Register's Office.

Property more commonly known as 157 Shute Circle, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23 day of June, 2023.

Britney Barkley Swor (SEAL)
Britney Barkley Swor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of June, 2023, before me personally appeared Britney Barkley Swor, 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 23 day of June, 2023.

Shannon O'Neill
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $729,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23 day of June, 2023.

Shannon O'Neill
Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY