Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1024747 DEEDWARR
07/11/2023 10 17 43 AM 4 pgs
Fees $23 00 Taxes $1,165 50



20230711-0052923

File No ITA2393TN
Grantor's Loan No. 0013367497

After Recording, Send to·
Jacob Swatman
5662 Clarksville Pike, Joelton, TN 37080

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer

New Owner Address/Send Tax Bills To·
Jacob Swatman, 5662 Clarksville Pike, Joelton, TN 37080

Tax Parcel Number: 029-00-0-231 00

GENERAL WARRANTY DEED

Amanda Roynesdal F/K/A Amanda L. Avratin, joined by spouse **Michael Roynesdal,** ("Grantor"), of **14614 N 63rd Place, Scottsdale, AZ 85254**, for and in consideration of $315,000.00 (Three Hundred Fifteen Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Jacob James Swatman** an unmarried man ("Grantee"), whose tax mailing address is **5662 Clarksville Pike, Joelton, TN 37080**, the following described real estate:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the East margin of Clarksville Pike, the same being located 125 feet South of the Southwest corner of the property conveyed to William L. Adrian by deed of record in Book 1518, Page 539, RODC, Tenn; Thence North 21 degrees 04 minutes West along the East margin of said pike 77.75 feet to an iron pin at the beginning of a 25 foot radius; thence around said radius Northeasterly 36.37 feet to an iron pin in the South margin of a proposed 50 foot road; thence North 62 degrees 26 minutes East With the South margin of a proposed road 295.15 feet to an iron pin; thence South 27 degrees 34 minutes East 100.5 feet; thence south 62 degrees 56 minutes West 330 feet to the point of beginning and containing 0.76 acres.

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations

Property commonly known as: 5662 Clarksville Pike, Joelton, TN 37080

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED HEREIN WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO 20200323-0031312 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID. 029-00-0-231.00

Title to the property hereinabove described is subject to the following. a) real estate taxes and assessments not yet due and payable, b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities, d) legal roads and highways; and e) any rights of tenants in possession

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 6th, 2023.

Amanda Roynesdal F/K/A
Amanda L. Avratin

Michael Roynesdal

STATE OF AZ
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Amanda Roynesdal** and **Michael Roynesdal**, personally known to me, or has produced AZDL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (~~he/she/~~they) signed, sealed, and delivered the said instrument as (~~his/her/~~their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 6 day of July, 2023.

Notary Public Matt Miller

MATT MILLER
Notary Public - Arizona
Maricopa County
Commission # 644800
My Comm. Expires Apr 5, 2027

STATE OF AZ
COUNTY OF Maricopa

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 315,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

Subscribed and sworn to before me on this the 6 day of July, 20 2023

Notary Public Matt Miller

My Commission Expires: 4.5.27

SEAL

MATT MILLER
Notary Public - Arizona
Maricopa County
Commission # 644800
My Comm Expires Apr 5, 2027