Karen Johnson Davidson County
Batch# 1026528 DEEDWARR
07/14/2023 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230714-0054083

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-2440

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of July, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Laura Hardy 808 West Greenwood Avenue Nashville, TN 37206	Lower, LLC dba Homeside Financial 8621 Robert Fulton Drive Ste 150 Columbia, MD 21046	082-04-0-167

WARRANTY DEED

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, I/WE,

Stokes R. Swann

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Hardy, an unmarried woman

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 40 feet of Lot 57, as shown on the Map of Thornby Place, of record in Plat Book 332, page 3, 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 808 W Greenwood Avenue Nashville TN 37206, LLC, a Tennessee limited liability company by Quitclaim deed from Stokes Robinson Swan, married of record in Instrument No. 20171016-0105943 Register's Office for Davidson County, Tennessee, dated October 12, 2017 and recorded on October 16, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Stokes R. Swann by Quitclaim deed from 808 W Greenwood Ave

Nashville TN 37206, LLC of record in Instrument No. 20220627-0072946 Register's Office for Davidson County, Tennessee, dated June 21, 2022 and recorded on June 27, 2022. (Value of consideration shown in aforementioned deed $0.00.)

Alicia M. Swann hereby joins this conveyance to transfer any rights, title or interest she may have by virtue of marriage to Stokes R. Swann.

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; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 808 West Greenwood Avenue, Nashville, TN 37206

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 so 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.

Dated this the 11th day of July, 2023.

Stokes R. Swann

Alicia M. Swann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2023, before me personally appeared Stokes R. Swann and Alicia M. Swann, 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 11th day of July, 2023.

Notary Signature
My commission expires:

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 7/11/23.

Affiant Signature – Joshua A. Terry

7/13/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/13/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON