B-ELAM-23-50 #ILE
Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Name and Address of New Owner
Theresa Elaine Wong
501 Rockwood Drive
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1026673 DEEDWARR
07/14/2023 02 44 34 PM 2 pgs
Fees $13 00 Taxes $1,369.00

20230714-0054237

Send Tax Bills To
Same as new owner

This Instrument Prepared By
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No 086-12-0-001 00

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, **Steven Swords, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Theresa Elaine Wong, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No 28 on the Plan of Section Three, Hermitage Woods of record in Plat Book 5050, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Steven Swords, unmarried by Warranty deed from Donovan Pritchard, unmarried, and Katrina Pritchard (now known as Katrina L Davis), unmarried of record in Instrument No 20200206-0013873 Register's Office for Davidson County, Tennessee, dated February 05, 2020 and recorded on February 06, 2020

Steven Swords is now married to Hannah Domas and Hannah Domas joins in this conveyance to convey any marital insterest she may have on the property described herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC , AS SHOWN ON THE RECORDED PLAT, ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES, ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON, THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE, AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 12th day of July, 2023

(SEAL)
Hannah Domas

(SEAL)
Steven Swords

STATE OF VERMONT
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Hannah Domas and Steven Swords, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 12th day of July, 2023

Michael Bissonnette
Notary Public,
State of Vermont
My Commission Expires January 31, 2025
My Commission No 157 0006161

Notary Public Michael Bissonnette
My commission expires 01-31-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $370,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

(Affiant)

Sworn to and subscribed before me this
12th day of July, 2023

Notary Public
My commission expires _____

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

File No GNT-23-2846