PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1040842 DEEDWARR
08/21/2023 02:26 25 PM 2 pgs
Fees $13 00 Taxes $6,175 30
20230821-0065114

Ivey Title, LLC Ref: (DL) Title No.. 63244
Dav. Co. File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristy L. Swailes Revocable Trust Agreement 6337 Torrington Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11511004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,669,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William D. Perkins, Jr. and Jennifer J. Perkins, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristy L. Swailes, Trustee of the Kristy L. Swailes Revocable Trust Agreement** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 71 on the Plan of West Meade Estates, Section One, of record in Book 2663, page 110, Register's Office for said County, to which Plan reference is made for a more compete description.

Being the same property conveyed to William D. Perkins, Jr and spouse, Jennifer J. Perkins, by Warranty Deed from David H. Van Buren and wife, Denise Kelley Van Buren, dated March 13, 2002 and recorded on March 14, 2002, of record in Inst No 20020314-0032594, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 110, said Register's Office, which Plan shows a 125, foot minimum building setback line from Torrington Road, and 10 foot easement for public utility purposes along the rear line of said lot. And a 2 5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as 6337 Torrington Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 18th day of August, 2023.

William D. Perkins, Jr.

Jennifer J. Perkins

State of Tennessee

County of Davidson

On this 18th day of August, 2023, before me the undersigned authority, personally appeared William D Perkins, Jr. and Jennifer J Perkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,669,000 00

Affiant

Sworn and subscribed before me this 18th day of August, 2023.

Notary

My Commission Expires:

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027