THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1052914 DEEDWARR
09/22/2023 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20230922-0074554

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Randall W. Smith and Beth Pattillo 6273 Palomar Court Nashville, TN 37211	SAME AS NEW OWNER	172-10-0-B-049.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jeffrey A. Sweeney and Rebecca E. Sweeney, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Randall W. Smith and Beth Pattillo, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 49** on the Plan of Christiansted Valley, Phase Two, Revision One, of record in Instrument No. 20010209-0012854, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Rebecca E. Sweeney and Jeffrey A. Sweeney, wife and husband by deed from William R. Word and wife, Mary Word of record in Instrument No. 20180731-0074545, filed on 07-31-18, Register's Office for Davidson County, Tennessee.

This property is commonly known as 6273 Palomar Court, Nashville, TN 37211*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness our hands, this 15th **day of September, 2023:**

Jeffrey A. Sweeney

Rebecca E. Sweeney

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey A. Sweeney** and **Rebecca E. Sweeney,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of **September, 2023:**

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$655,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 15th DAY OF **September, 2023**:

Notary Public

My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

202309220074554

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 9/15/2023 (date of document).

Date: 9/21/2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 21st day of September, 2023

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____