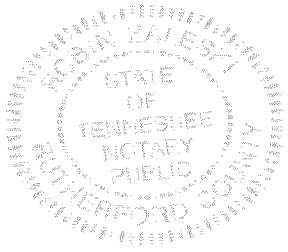
Karen Johnson Davidson County
Batch# 1054070 DEEDWARR
09/26/2023 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $928.70
20230926-0075531



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $251,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of September, 2023.

NOTARY PUBLIC

My commission expires: 09/21/2024

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tomas Jiron and Teresa Jiron (NAME)	Thomas Jiron and Teresa Jiron (NAME)	043-15-0-247.00
900 Mallow Drive (ADDRESS)	1706 Chris Dr (ADDRESS)	
Madison, TN 37115	LaVergne, TN 37086-5223	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Mark T. Swindell, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tomas Jiron and Teresa Jiron, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 87, as shown on the map entitled Section 2, Arrowhead Estates, of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK T. SWINDELL AND WIFE, MARION R. SWINDELL, by deed from JACK DRIVER & SONS, INC., of record in Book 5389, page 951, dated January 24, 1979, said Register's Office.

MARION R. SWINDELL died on or about May 30, 2023, leaving MARK T. SWINDELL as the surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 900 Mallow Drive, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of September, 2023.

Mark T. Swindell by Rhonda Corwin in his attorney-in-fact

Mark T. Swindell by Rhonda Corwin
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Rhonda Corwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Mark T. Swindell and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20230921-0067150 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 20th day of September, 2023.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires:
10/25/26

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robin Zaleski *(custodian's name)*, 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 9-20-23 *(date of document)*.

Robin Zaleski
Custodian's Signature

9 26 23
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 26th day of September, 2023.

Shelly M Walling
Notary Public

MY COMMISSION EXPIRES: 4-19-26

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 4-19-26

202309260075531