Karen Johnson Davidson County
Batch# 1060736 DEEDWARR
10/16/2023 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20231016-0080756

WARRANTY DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

File #23-PA-0422-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Acklen Park Nashville, LLC	**First Farmers and Merchants Bank, A Tennessee banking corporation**	
(NAME)	(NAME)	**104 01 0 380.00**
2206 21st Avenue South	**816 South Garden Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Columbia, TN 38401**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SWYGERT FAMILY LIMITED PARTNERSHIP OF TENNESSEE, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ACKLEN PARK NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract/parcel of land in Davidson County, Tennessee, described as follows:

Being Lots No. 43, 44 and 45 on the Plan of Wrenwood, as of record in Book 1130, Page 55, Register's Office for Davidson County.

Being the same property conveyed to Swygert Family Limited Partnership of Tennessee by Quitclaim Deed from John F. Swygert, III, as the General Partner of Swygert Family Limited Partnership of record in Instrument No. 202107140094590, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Storm Sewer Easement from T. W. Wrenn, Trustee to Metropolitan Government of Nashville and Davidson County, of record in Book 3611, Page 8, in the Register's Office of Davidson County, Tennessee.

*Easement Deed of record in Instrument No. 201401140003778; as affected by Affidavit of record in Instrument No. 201404160031703, in the Register's Office of Davidson County, Tennessee.

*Rights of the Railroad Company to expand its right of way to its full charter width.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **422 Acklen Park Drive, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 13th day of October, 2023.

Swygert Family Limited Partnership of Tennessee, a Tennessee Partnership

By: _____
John Franklin Swygert, III, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2023, before me personally appeared John Franklin Swygert, III, General Partner of Swygert Family Limited Partnership of Tennessee, 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 13th day of October, 2023.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 13th day of October, 2023.

Affiant Signature

Date 10/13/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

