WARRANTY DEED

Karen Johnson Davidson County
Batch# 1061536 DEEDWARR
10/17/2023 02:19:30 PM 2 pgs
Fees: $13.00 Taxes: $3,089.50
20231017-0081474

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 10.20.24
(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Longstreet Cavett and Elizabeth Alison Cavett	SWBC Mortgage Corp.	
(NAME)	(NAME)	
2123 32nd Avenue S	9311 San Pedro #100	104-10-0-255.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ESSIE STALLWORTH MCGIVERN, TRUSTEE OF THE ELIZABETH B. MCGOWIN LIVING TRUST DATED MARCH 9, 2020**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER LONGSTREET CAVETT AND ELIZABETH ALISON CAVETT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Zone Lot Division, Lots 1 and 2, 1st Revision, Westview of record in Plat Book 5200, Page 786, 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 Elizabeth B. McGowin by Warranty Deed from Richard Lee Brown and wife, Rebecca Brown of record in Book 10849, page 272, Register's Office for Davidson County, Tennessee, dated March 19, 1998, and recorded on March 23, 1998, and as re-recorded in Book 11307, Page 935 in the said Register's Office.

Being the same property conveyed to Essie Stallworth McGivern, Trustee of the Elizabeth B. McGowin Living Trust dated March 09, 2020, by Quitclaim Deed from Elizabeth B. McGowin of record in Instrument No. 20200327-0033445 Register's Office for Davidson County, Tennessee, dated March 18, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2123 32nd Avenue S, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 4 day of October, 2023

THE ELIZABETH B. MCGOWIN LIVING TRUST
DATED MARCH 9, 2022

BY: _____

ESSIE STALLWORTH MCGIVERN, TRUSTEE

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Alameda .

Personally appeared before me, the undersigned notary public, Essie Stallworth McGivern, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Elizabeth B. McGowin Living Trust dated March 9, 2022, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 4th day of OCTOBER, 2023.

Commission expires: 12/09/2026

_____
Notary Public

DANIEL ORONA
COMM. #2429764
Notary Public · California
Alameda County
My Comm. Expires Dec. 9, 2026

True Copy Certification

I, Yvette Meldrum, 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 Oct. 10, 2023

_____ 10/10/23
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of October, 2023

_____ 10.20.24
Notary's Signature My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024