Karen Johnson Davidson County
Batch# 1067043 DEEDWARR
11/01/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20231101-0085422

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $820,000.00.

Affiant

Sworn to and subscribed before me this 30th day of October, 2023.

Notary Public
My Commission Expires:

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-19-2023

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Robert Daniel Sundberg and Grace Sundberg	4802 Michigan Avenue	Legacy Home Loans	
4802 Michigan Avenue		1036 Stockman Dr. Ste 6	091-07-0-492-00
Nashville, TN 37209	Nashville, TN 37209	White House, TN 37188	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Jonathan Swafford and Meghan Blackwell, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Robert Daniel Sundberg and Grace Hojin Sundberg, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 705, of Block No. 108, on the Plan of Plan No. 1 of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lots No. 705 front together 25 (twenty-five) feet each on the Northerly side of Michigan Avenue, and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jonathan Swafford, unmarried, and Meghan Blackwell, unmarried, as tenants in common with right of survivorship by Warranty Deed from Sapphire Development LLC, a Tennessee limited liability company, dated June 21, 2019 and recorded June 26, 2019 in Instrument No. 20190626-0061965, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Subject to all matters shown on the Plan of record in Plat Book 57, Page 74-75, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of October, 2023.

Jonathan Swafford

Meghan Blackwell

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amanda Birner, the undersigned, a Notary Public, in and for said State and County, **Jonathan Swafford and Meghan Blackwell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of October, 2023.

NOTARY PUBLIC
My Commission Expires: 2/28/25

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 30th day of October, 2023.

Affiant Signature

Date 10/30/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

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