Karen Johnson Davidson County
Batch# 1082623 DEEDWARR
12/15/2023 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.75
20231215-0096976

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/7/27 (AFFIX SEAL)

File #23-PA-0330-SH

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Hannah Rose Zanibi and Christopher Isaac Swafford	Republic Bank	
(NAME)	(NAME)	
330 Janette Avenue	200 S. 7th St.	**033-08-0-120**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Louisville KY 40202	
(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, **FX2 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNAH ROSE ZANIBI, UNMARRIED AND CHRISTOPHER ISAAC SWAFFORD, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being Lot No. 336 on the Plan of Gatewood, Section 3, of record in Book 4175, Pages 49 and 50, Register's Office for Davidson County, Tennessee.

Said lot fronts 73 feet on the Southeasterly side of Janette Avenue and extends back 183.8 feet on the Northeasterly line and 187.1 feet on the Southwesterly line to a dead line and measures 73.05 feet thereon.

Being the same property conveyed to FX2, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gary W. Temple, as Conservator of Norma Jean Michael, of record in Instrument No. 20230127-0006536, in the Register's Office of Davidson County, Tennessee, dated January 27, 2023 and recorded on January 27, 2023.

This conveyance is subject to:
* Davidson County and City of Goodlettsville taxes for the year 2023, which have been paid by the Grantor and prorated by the parties.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gatewood, Section 3, as recorded in Plat Book 4175, Page(s) 49-50.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4314, Page 290.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **330 Janette Avenue, Goodlettsville, TN 37072**.

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 15th day of December, 2023.

FX2 LLC, a Tennessee Limited Liability Company

By: _____
Stephen Craig Ford, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loy Carney of the state and county mentioned, personally appeared Stephen Craig Ford, Member of FX2 LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of FX2 LLC, the within named bargainor, a Limited Liability Company, and that such Stephen Craig Ford, Member of FX2 LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member .

Witness my hand and seal, at office in 15, this 15th day of December, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/15/23 (date of document).

Affiant Signature

12/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY