Karen Johnson Davidson County
Batch# 1084147 DEEDWARR
12/20/2023 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20231220-0098152

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/14/2025
(AFFIX SEAL)

BOBBI HUHNKE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File #23-PA-4155-RE

**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) |
|---|---|---|
| **Christina Nicole Flatt and Kenneth Simmons** | **New Owner** | |
| (NAME) | (NAME) | **055 00 0 068.00** |
| **4155 Libble Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37218** | | |
| (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, **DANIEL N. SWAW, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA NICOLE FLATT, AN UNMARRIED WOMAN AND KENNETH SIMMONS. AN UNMARRIED MAN, AS EQUAL TENANTS WITH RIGHTS 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:

Being at a point on the Northwest margin of Old Hydes Ferry Turnpike, now Libble Road, being 939 feet, more or less Northeast of the Northerly margin of State Highway No. 12, the same being the extreme Southeast corner of the L.L. Mayberry property; thence Northeasterly along Old Hydes Ferry Turnpike, now Libble Road, 681 feet to a point; thence North 32 degrees 50 minutes West 1591 feet to a large red oak; thence Northwesterly 420 feet with the Southeasterly margin of the Langford property to a point, being the extreme Northeasterly corner of the L.L. Mayberry property, a large red oak; thence Southeasterly 2026 feet with the Northeasterly margin of the L.L. Mayberry property to the point of beginning, containing 25 acres, more or less.

Being the same property conveyed to Daniel N. Swaw, a married man, by Warranty Deed from James Robert Williams, Jr, a single man, Austin Mosley Williams, and James Emory Williams, of record in Instrument No. 20210624-0085566, in the Register's Office for Davidson County, Tennessee, dated June 18, 2021 and recorded on June 24, 2021.

Further being the same property conveyed to Daniel N. Swaw, an unmarrried man, by Quitclaim Deed from Ashley Marie Carey, an unmarried woman, of record in Instrument No.20231205-0094078, in the Register's Office for Davidson County, Tennessee.

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

*Application for Greenbelt Assessments - Forest Land recorded in Instrument No. 20210804-0104599.

12. No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4155 Libble Road, Nashville, TN 37218**.

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 18th day of December, 2023.

Daniel N. Swaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2023, before me personally appeared Daniel N. Swaw, 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 18th day of December, 2023.

Notary Signature
My commission expires:

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, Bobbi Huhnke, 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 December 18, 2023 (date of document).

Affiant Signature

December 20, 2023
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 20 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10-14-2025

NOTARY'S SEAL

