Karen Johnson Davidson County
Batch# 1084987 DEEDWARR
12/22/2023 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20231222-0098649

WARRANTY DEED

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM EXPIRES 10/21/2024

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer, is $115,000.00.

AFFIANT

Subscribed and sworn to me on December 20, 2023.

NOTARY PUBLIC

My commission expires: 10/21/24

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC, LLC
1212 East Broward Boulevard, Suite 202
Fort Lauderdale, FL 33301
File Number: 2023-1063

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: **If left blank please use the address of the new owner.**	MAP & PARCEL:
Wendy Swaby	**NEW OWNER**	024-00-0-189
2805 Alhambra Cir.		
Nashville, TN 37207		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Tammy M. West, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wendy Swaby, a married woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot #2 of Swift Hollow No. 2, a plat of which is of record in Plat Book 6200, page 870, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brandy S. West and wife, Tammy M. West, by Warranty Deed from Leslie S. Ladd, Jr. and wife, Lisa A. Ladd, dated 03/27/1998 and filed for record in Book 10867, page 380, Register's Office for Davidson County, Tennessee. Brandy S. West died on May 27, 2019, leaving Tammy M. West as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS;

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS, AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property also known as 773 Dry Creek Road, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on 20th day of December, 2023.

Tammy M. West

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 20th day of December, 2023, before me personally appeared Tammy M. West, 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 20th day of December, 2023.

Notary Signature
My commission expires: 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 12/20/2023 (date of document).

Affiant Signature

12/21/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 21 day of December, 2023.

Notary's Signature

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL