WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DEKALB~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

Karen Johnson
Batch # 1087647
01/02/2024 02:04:29 PM
Fees: $13.00 Taxes: $1,794.50

Davidson County
DEEDWARR
2 pgs

20240102-0000262

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Trey Swain	First Bank	Parcel ID: 018 07 0 048.00
(NAME) 501 Utley Drive	(NAME) 722 Columbia Ave	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Leonard Doyle Claiborne**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trey Swain, an unmarried man**, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 17 on the Plan of Connell Estates, Section 2, of record in Plat Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to J. C. Self and wife, Louye Self, By Substitute Trustee's Deed from Dyke Tatum, Substitute Trustee, dated August 09, 1989 recorded August 09, 1989, of record in Book 7911, Page 41 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to J. C. Self and wife Louye Self, By Quitclaim Deed from First Investment Company, a corporation dated September 07, 1989 recorded November 09, 1989, of record in Book 7980, Page 330 Register's Office for Davidson County, Tennessee. Louye Self predeceased J.C. Self, and J.C. Self is now deceased. J.C. Self's estate is probated in Case No. 23P879, Chancery Court, Davidson County, Tennessee and Leonard Doyle Claiborne was devised the above described lands.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-NRQ-23-501

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 501 Utley Drive, 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, 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 our hands this 27th day of December, 2023.

Leonard Doyle Claiborne

STATE OF TENNESSEE

COUNTY OF DEKALB

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Leonard Doyle Claiborne, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2023.

Notary Public

My Commission Expires: 4/29/26

TARA CROOK
STATE OF TENNESSEE
NOTARY PUBLIC
DEKALB COUNTY

(SEAL)