SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1089319 DEEDWARRSP
01/08/2024 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $666.00
20240108-0001492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Nichola Dawley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Swain Property Solutions, LLC,	New Owner	070 08 0 044.00
(NAME)	(NAME)	070 08 0 043.00
374 Lake Valley Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **John H. Otey, Jr., Trustee of the John H. Otey, Jr. Living Trust dated June 3, 2008**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Swain Property Solutions, LLC, a Nevada Limited Liability Company,** hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Tract 1
Map/Parcel # 070 08 0 043.00

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit:

Being parts of Lots Nos. 179 and 180 in Haynies Republican Plan, as per plan of record in Book 161, Page 92, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia R. M. Otey from Richard Jackson and wife, Zelma B. Jackson by Warranty Deed dated October 12, 1967, and recorded on October 18, 1967, in Book 4181, Page 862, Register's Office for Davidson County, Tennessee. Julia Otey a/k/a Julia R. M. Otey died a

resident of Davidson County, Tennessee on September 2, 1981, having been predeceased by her husband and leaving as her sole heir at law, John O. Otey, Jr.

Tract 2:

Map/Parcel # 070 08 0 044.00

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit

Being Lots 181 through 185 in Haynie's Republican Plan, as recorded in Book 161, Page 92, Register's Office for Davidson County, Tennessee. (R.O.D.C.)

Being the same property conveyed to John H. Otey, Jr., Trustee from Jas E. Covington, Clerk and Master by Deed dated April 23, 1968, and recorded on April 29, 1968, in Book 4230, Page 888, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

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. § 26-2-301, et seq., 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 0 Lincoln St, Nashville, TN 37207

unimproved ☒
This is improved ☐ property, known as 0 W Trinity Ln., Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

[SIGNATURES ON FOLLOWING PAGE]

Witness our hands this 5th day of January, 2024.

The John H. Otey, Jr. Living Trust
dated June 3, 2008

BY: _____
John H. Otey, Jr., Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared John H. Otey, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged himself to be the Trustee of the The John H. Otey, Jr. Living Trust dated June 3, 2008, the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of January, 2024.

THOMAS-BEASLEY DOLYNN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

_____
Notary Public
My Commission Expires:
(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 January 5, 2024.

Date

Tonya Loftin
Affiant Signature

January 8, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)