This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22098-RR

Karen Johnson Davidson County
Batch# 1098169 DEEDWARR
02/06/2024 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240206-0008135

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2024.

Notary Public
My Commission Expires: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nickolas Patrick Switzer and Taylor Lauren Casey 2397 Somerset Valley Drive Antioch, TN 37013	Capital City Home Loans, LLC 1255 Lakes Pkwy., Building 300, Suite 300 Lawrenceville, GA 30043	173-06-0B-007-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ghislain W. Compaore and Latasha D. Compaore, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nickolas Patrick Switzer, an unmarried man, and Taylor Lauren Casey, an unmarried woman** , hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 7 on the Plan of Cambridge Park Subdivision, Phase 2 & 3 of record in Instrument No. 20160609-0058582, Register's Office for Davidson County, Tennessee, to which is hereby made for a more complete description.

Being the same property conveyed to Ghislain W. Compaore and Latasha D. Compaore, husband and wife, by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee Corporation, of record in Instrument No. 20170324-0028970, in the Register's Office of Davidson County, Tennessee, dated March 22, 2017 and recorded on March 24, 2017.

This is improved property located at: **2397 Somerset Valley Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of February, 2024.

GRANTOR:

Ghislain W. Compaore

Latasha D. Compaore

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ghislain W. Compaore and Latasha D. Compaore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of February, 2024.

Notary Public
My Commission expires: 9-21-26

202402060008135

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 2/2/2024 (date of document).

Date: 2/5/2024

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 5th day of February, 2024.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____