Karen Johnson Davidson County
Batch# 1104278 DEEDWARR
02/23/2024 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $4,713.80
20240223-0012612

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,274,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of February, 2024.

Notary Public

My commission expires: 11-2-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brett Weeks **Ellie Weeks**	New Owner	**Map 116-08-0 Parcel 019.00**
178 Woodmont Blvd.		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kara Faith Sweet and Kyle Stephen Sweet, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brett Weeks and Ellie Weeks, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 110 on the Plan of Kenner-Manor Land Co's Second Subdivision of the Kenner Tract, as shown on plat of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kara Faith Sweet and Kyle Stephen Sweet, wife and husband, by Warranty Deed dated September 18, 2018, from Harold Pendleton Caldwell, III, and Susan Caldwell, husband and wife, of record in Instrument No. 20180919-0092953, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 421, Page 100, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **178 Woodmont Blvd., Nashville, TN 37205**

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 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 my/our hand(s) this 21 day of **February, 2024.**

Kara Faith Sweet

Kara Faith Sweet

Kyle Stephen Sweet

Kyle Stephen Sweet

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Kara Faith Sweet and Kyle Stephen Sweet,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of **February, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/16/24

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 2/23/2024 (date of document).

Affiant Signature

2/23/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

