THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246895**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2024. Notary Public My Commission Expires: 9/15/27

TINA SHINN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1110919 DEEDWARR
03/14/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240314-0017539

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Melanie Baker and Raleigh Barnes 987 Davidson Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115-02-0-025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Swindell and Baylor Bone Swindell, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Melanie Baker and Raleigh Barnes, joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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

Land in the 8th formerly the 12th, Civil District of Davidson County, Tennessee, being the Northerly 20 feet of Plot 9, and all of Plot 10 on a survey of the H.L. Crowder Property, not of record, described together according to a survey made by Z.J. Wilkinson, Surveyor, May 29, 1959, as follows:

Beginning on the Westerly margin of Davidson Drive at the Southeast corner of the property conveyed to Buford Morgan and wife, by deed from Annie V. Knight, of record in Book 2748, Page 285, and re-recorded in Book 2751, Page 155, Register's Office for said County; thence with the Westerly margin of said Davidson Drive South 3 degrees 56 minutes East 69.4 feet to an iron pin; thence continuing with said Drive South 1 degrees 40 minutes West 70 feet to a point 20 feet South of the corner of Plots 9 and 10; thence at right angles and parallel with the center of a creek; thence with the center of same North 33 degrees 42 minutes West 22 feet, more or less, to the corner of said Plots 9 and 10; thence continuing with the center of said creek North 23 degrees 45 minutes East 65 feet to an iron pin at the Southwest corner of said Morgan property; thence with his Southerly line North 74 degrees 47 minutes East 202.5 feet to the beginning.

Being the same property conveyed to RYAN SWINDELL AND WIFE, BAYLOR BONE SWINDELL by Warranty Deed from RANSE LEE BURNETT, SOLE HEIR AT LAW OF ROBERT MARTIN BURNETT , of record in Instrument No. 20170703-0066725 , dated June 30, 201 7, Register's Office for Davidson County, Tennessee,

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 115-02-0-025.00.

Subject to any creek or branch running through or along the boundary line of subject property.

This is improved property located at 987 Davidson Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of March, 2024.

Ryan Swindell

Baylor Bone Swindell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Swindell and Baylor Bone Swindell, 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, at office, this 12th day of March, 2024.

SHIRA M. KEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 3/12/24.

Affiant Signature – Joshua A. Terry

3/13/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/13/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27