RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-19940-24

Karen Johnson Davidson County
Batch# 1115047 DEEDWARR
03/26/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,489.89
20240326-0020759

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,672.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of March, 2024

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Swaw 2716 Tennessee 47 White Bluff, TN 37187	SWBC Mortgage Corporation 117 Seaboard Lane Ste F-205 Franklin, TN 37067	059-11-0-095

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWO THOUSAND SIX HUNDRED SEVENTY TWO AND 00/100 Dollars ($402,672.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TERRENCE L. GIBSON AND JEWYL GIBSON, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL SWAW, UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 466 an the PLAN OF HAYNES MANOR, SECTION 3, as shown on a map of record in Book 4175, Page 11, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Terrence L. Gibson and Jewyl Gibson, husband and wife, by Warranty Deed from Cornell Garrett, married, dated April 30, 2018 and filed May 1, 2018 of record in Instrument No. 20180501-0040952, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 3853 Augusta Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of March, 2024

GRANTOR(S)

Terrence L. Gibson

Terrence L. Gibson

Jewyl Gibson

Jewyl Gibson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Terrence L. Gibson and Jewyl Gibson, husband and wife, 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 seal, this the 22nd day of March, 2024.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 22 day of March, 2024.

Affiant Signature

Date 3/22/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027