Karen Johnson
Batch # 1117141
04/02/2024 09:50:58 AM
Fees: $13.00 Taxes: $1,316.83

Davidson County
DEEDWARR
2 pgs

20240402-0022660

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2024

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Schaller Gould	New Owner	11907000900
(NAME)	(NAME)	
403 Barrett Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

DANIEL M. SWAGLER, AN UNMARRIED MAN,

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

SAMUEL SCHALLER GOULD, AN UNMARRIED MAN,

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 Number 130 on the Map of Glencliff Estates, Section VI, as of record in Book 2133, page 73, Register's Office for said county, described as follows:

Said Lot Number 130 begins at a point in the Westerly margin of Barrett Drive, the common front corner of Lots Numbers 130 and 131; thence Northwesterly 157.5 feet to a point in the line of Lot Number 129; thence Southerly 165 feet along the conmon line of Lots Number 129 and 130 to a point in the Northerly margin of Jacqulyn Drive, the common front cormer of Lots Numbers 129 and 130; thence Easterly along the margin of said drive 109.3 feet to a point, the beginning of a curve; thence 37.1 feet around said curve, having a radius of 25 feet, to a point in the Westerly margin of Barrett Drive; thence Northerly along said margin 103 feet to the point of beginning.

Being the same property conveyed to Daniel M. Swagler by Deed dated February 21, 2014 from Eric Sox, recorded February 27, 2014, in Instrument Number 20140227-0016682, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

LT&E File #20850

This *Improved* property is commonly known as: 403 Barrett Road, Nashville, TN 37211

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. 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 1st day of April, 2024

Daniel M. Swagler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of April, 2024, before me personally appeared Daniel M. Swagler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of April, 2024.

Notary Signature
My commission expires: 11/3/25

