Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1029

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,593,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2024

Notary Public

Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Karen Johnson Davidson County
Batch # 1119531 DEEDWARR
04/05/2024 08:44:15 AM 2 pgs
Fees: $13.00 Taxes: $5,894.10
20240405-0024143

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bruce A. Swett and Laura L. Swett 6010 A Hill Circle Drive Nashville, TN 37209	Navy Federal C.U. 820 Follin Lane SE Vienna, VA 22180	103-01-0Z-001.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Anthony R. Togrye and Virginia M. Togrye, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRUCE SWETT AND LAURA SWETT, 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 Unit No. A on the Plan of Homes at 6012 Hill Circle, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 202106250086387, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Anthony R. Togrye and Virginia M. Togrye, husband and wife by Warranty deed from Rhonda Hingst, married of record in Instrument No. 20180409-0033190 Register's Office for Davidson County, Tennessee, dated April 6, 2018 and recorded on April 9, 2018.

Being a portion of the same property conveyed to Anthony R. Togrye and Virginia M. Togrye, husband and wife by Quitclaim deed from Anthony R. Togrye and Virginia M. Togrye, husband and wife of record in Instrument No. 20201217-0149368 Register's Office for Davidson County, Tennessee, dated December 15, 2020 and recorded on December 17, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6010 A Hill Circle Drive, Nashville, TN 37209

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 so 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.

Dated this the 3rd day of April, 2024.

Anthony R. Togrye

Virginia M. Togrye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2024, before me personally appeared Anthony R. Togrye and Virginia M. Togrye, 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 3rd day of April, 2024.

Notary Signature
My commission expires: 7-7-2027

SHELBY L WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027