Karen Johnson Davidson County
Batch# 1120178 DEEDWARR
04/08/2024 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,102.60
20240408-0024755

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1036

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Jeanette Lois Leach

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2024

Notary Public

Commission Expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Monica Hurtado and Jeanette Leach 1939 Shaylin Loop Nashville, TN 37013	NEW OWNER	173-05-0A-261-00

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, **Brian Gene Switalski and Laura Switalski, Heirs and Beneficiaries of the Estate of Nicole M. Switalski** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monica Adriana Hurtado, unmarried woman and Jeanette Lois Leach, an unmarried woman, as joint tenants with right of survivorship** 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. 261 (Two Hundred Sixty One) Plan of Barnes Crossing, Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended of record in Instrument No. 20051114-0136938 and further amended in Instrument No. 20071227-0147998, of said Register's Office, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Nicole M. Switalski, a single woman by Warranty deed from Leslie D. Lammers-Fordham, married of record in Instrument No. 20191127-0122620 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 27, 2019. The said Nicole M. Switalski died on or about September 28, 2023. Reference is made to the Affidavit of Heirship for Nicole M. Switalski, naming Brian Gene Switalski and Laura Switalski as all her heirs, recorded in Instrument No. 20231204-0093123, Register's Office for Davidson County, Tennessee.

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: 1939 Shaylin Loop, Nashville, TN 37013

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 4 day of April, 2024.

Brian Gene Switalski

Brian Gene Switalski. individually

Estate of Nicole Marie Switalski

By: Brian Gene Switalski Heir at Law

Brian Switalski, Heir at Law

STATE OF South CAROLINA
COUNTY OF GREENVILLE

On this 4 day of April, 2024, before me personally appeared Brian Gene Switalski, individually and Brian Switalski, Heir at Law of Estate of Nicole Marie Switalski, 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 4 day of April, 2024.

Wayne Griffin

Notary Signature
My commission expires: 12/15/2026

WAYNE GRIFFIN
NOTARY PUBLIC
State of South Carolina
My Commission Expires Dec. 15, 2026

Dated this the 5th day of April, 2024.

Laura Switalski, individually

Estate of Nicole Marie Switalski

By: _____
Laura Switalski, Heir at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2024, before me personally appeared Laura Switalski, individually and Laura Switalski, Heir at Law of Estate of Nicole Marie Switalski, 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 5th day of April, 2024.

_____
Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 04/04/202 (date of document).

Affiant Signature

04/08/202
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 8th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

